

**69 Barton Street, Kurri Kurri, NSW 2327**



**Sold House**

Friday, 25 August 2023

69 Barton Street, Kurri Kurri, NSW 2327

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 1012 m2**

**Type: House**



Paul Hartgers



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**\$615,000**

This is one for the Smart Buyer with an eye on the future profits. Positioned to the front left of this 1012 sqm level site is a comfortable three-bedroom house with a very happy long-term tenant in place. The house itself is serviceable but with a little vision has the potential to be so much more. This flat 1012 sqm block has plenty of side access plus a rear lane and is within a short walk to the Kurri CBD and within minutes of the Hunter Expressway. The many opportunities (STCA) include:

- Add an extra \$400 to \$420 pw by just adding a granny flat
- Build a second dwelling behind the existing home
- Construct a duplex behind the existing home
- Develop and add a duplex at the rear; then demolish existing house and build another home (or duplex) at the front
- Complete a staged development of four x 3-bedroom townhouses

All of these opportunities will allow you to sell, hold or implement a combined sell & hold strategy. Kurri Kurri is a popular historic town with a vibrant and active community. Located 14km east of Cessnock, in the Cessnock LGA and is the gateway to the Hunter Valley Wine Country. The Kurri Kurri CBD consists of schools, shops, clubs and pubs, a public hospital and plenty of sport and recreation facilities. It is serviced by the Hunter Expressway which opened in 2015 and has proven to be a major factor in the growth and popularity of Kurri Kurri. It provides fast and easy access to

- Maitland (12km)
- Lake Macquarie (22km)
- Newcastle CBD (38km)
- Singleton (45km)
- Sydney (149km, 1.5 hrs)

Often referred to as the Town of Murals; Kurri Kurri is home to the largest outdoor art display in Australia and is also host of the world famous Mulletfest and the annual Nostalgia Festival celebrating the 1950's and 60's.

<https://www.weekendnotes.com/kurri-kurri-town-of-murals/> Property Features include:- 3 good sized bedrooms- Large neat and tidy bathroom- Functional Kitchen- Family Dining room- Loungeroom- Wrap around verandah- Walk to Kurri Kurri shops- 2 minutes to Hunter Expressway- 1012sqm block- Rear lane and side access- Potential Plus for the investor or developer- Everything is nearby! This property is available to view by appointment only. For more information contact Paul Hartgers on 0425 392 985 or Telisha Moffat on 0402 944 082.