

**12 Burns St, Kurri Kurri, NSW, 2327**

STONE

**House For Sale**

Friday, 30 August 2024

12 Burns St, Kurri Kurri, NSW, 2327

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Renee Bean- Wyper  
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## Entry Level Home in Central Kurri Kurri Township

12 Burns Street presents an incredible opportunity to enter the property market right in the heart of Kurri Kurri township. Nestled in a perfect location within walking distance to schools, parks, sporting grounds and the CBD, plus in just minutes by car you can be conveniently on the Hunter Expressway or enjoying our renowned Hunter Valley wine region.

This recently painted comfortable four-bedroom Hardiplank and tile home allows you to move straight in, or provides a fabulous sound platform for you to add your own updates and capitalise on its foundations and location. The home features four bedrooms all with ceiling fans or air-conditioning, a generous kitchen with an abundance of storage, dining area and a large living room also with air-conditioning. There's a full updated bathroom and an extra large laundry which could provide renovation opportunities for a second bathroom or multipurpose space. Outside you have a covered entertaining deck which you can appreciate your large grassy backyard boasting lush established trees from. A carport provides covered parking and then connects to a shed, which has partly been cleverly converted to a possible studio space.

A property like this that presents a wealth of potential and won't last long, so we invite you to visit this home whether it's as a first-home buyer, a young family or savvy investor that wants to take advantage of this golden location and solid residence.

- Freshly painted four-bedroom Hardiplank and tile home
- Set on a 601sqm level yard with lush established trees
- Centrally located within walking distance to schools, parks, sporting grounds and the CBD
- Large kitchen with an abundance of storage
- Update full bathroom
- Ceiling fans and air-conditioning throughout
- Driveway off-street parking, carport and shed with studio potential
- Kurri Kurri High School 0.26kms, Kurri Kurri Public School 1.11kms