



35 Fifth Street Weston, NSW      3      1      1

### Readymade comfort over two bright levels

Enjoy a lifestyle of comfort and the joy of being bordered on one side by nature reserve in this dual-level 3-bedroom home. Bright and airy interiors include two living rooms, a top-floor balcony off the master bedroom, a large garage and a deep yard. It's a brilliant start for new buyers and an ideal investment, just 3.5km to Kurri's CBD and 5.5km to the Hunter Expressway.

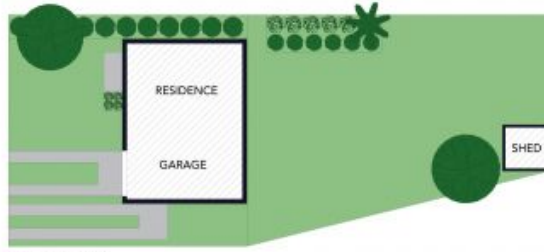
- Two levels of light and airy living with a deep lock-up garage underneath
- Smartly presented living rooms on each floor, each extending outdoors
- Modern open-style kitchen equipped with s/steel oven and dishwasher
- Three bedrooms, two upstairs, one down, all generously sized with robes
- Tidy shower bathroom, upper-level balcony, recently painted interiors
- Secure yard with established lawn, mature shrubs and a garden shed
- 800m to the Criterion Hotel for a sundowner or quick meal

**Price:** \$335,000  
**Council Rates:** \$402.00 p/q  
**Water Rates:** \$389.00 p/q



**Renee Bean-Wyper**  
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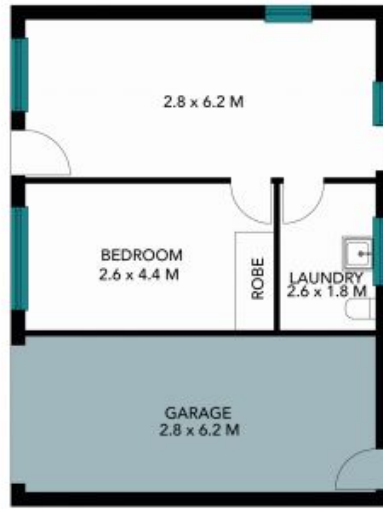




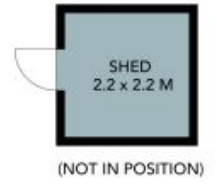
SITE PLAN



1ST FLOOR



GROUND FLOOR



The site plan and floor plan are not to scale, measurements are indicative and in meters. Roads and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.





1ST FLOOR



GROUND FLOOR

The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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