



34/52 Railway Parade Kurri Kurri, NSW

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### Live the low maintenance dream or invest to return

Situated as part of a boutique development, this two bedroom townhouse holds the keys to an easy and bright future. Consisting of an updated and fresh ground floor kitchen with a seamless flow to an open and spacious living areas with split system air conditioning. Outside you will find the sunny and easy care deck with courtyard. Located just 1.8kms to Kurri Kurri Primary School and Shopping/cafes with only 5kms to the M15 for a quick and easy commute.

- Lovingly looked after townhouse as part of boutique complex
- Ground floor kitchen with a fresh and updated feel
- Spacious open living with split system air conditioning
- Two bedrooms upstairs with generously sized built in robes
- Fresh and tidy upstairs bathroom plus additional large linen press
- 3.1x5.9m garage with internal and laundry access
- Bright and sunny sitting deck with an easy care courtyard
- 1.8kms to Kurri Kurri Primary School and 5kms to M15 Hunter Expressway

**Price:** \$390,000  
**Council Rates:** \$314.00 p/q  
**Water Rates:** \$220.00 p/q



**Renee Bean-Wyper**

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FLOOR 1



FLOOR 2

The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes 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.

