



104 Rawson Street Kurri Kurri, NSW

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## Quaint Home on Quarter of an Acre in the Centre of Town

Centred right in the heart of the township of Kurri Kurri, this quaint home on a large quarter of an acre block presents an incredible opportunity for a first home buyer or savvy investor. The property is perfectly nestled between the CBD, Central Park and sporting grounds delivering a portfolio of services and amenities without even having to get in your car.

Having recently undergone some updates, this three-bedroom North facing weatherboard cottage offers its new owners the ability to move straight in and relish living at 104 Rawson Street; or for those wanting to capitalise on the location, the size of the property, R3 zoning, and rear lane access, the potential is bountiful. The current layout of the house features three bedrooms, multiple living spaces including a sitting room, sunroom and a living room which is connected to a generous well-kept kitchen. You can select from one of two bathrooms, the main has received a renovation and enjoys a free standing bath, plus a separate shower. Throughout the home many additional modern comforts have been considered such as ceiling fans in every room and two split-system reverse cycles. Outside you can admire the scale of your yard on one of three outdoor entertaining spaces, two of which are recently built decks, plus you have both front and rear access to your property with ample sto...

**Price:** \$646,000



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104 Rawson Street  
Kurri Kurri

STONE



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.