44 BARTON STREET, KURRI KURRI, NSW, 2327









FOR SALE

CHARMING MINER'S COTTAGE WITH REAR LANE ACCESS & EXCITING POTENTIAL!

Combining the charm of a traditional miner's cottage with modern updates and exciting future possibilities, 44 Barton Street, Kurri Kurri presents a fantastic opportunity for first home buyers, investors, downsizers or those looking to secure a property with potential.

Positioned in a quiet street on an approximately 505.9sqm parcel of land, this character-filled three-bedroom home has been thoughtfully updated over the years, offering comfortable living today while providing plenty of scope to add further value tomorrow.

At the heart of the home is an updated kitchen, complete with a European oven, four-burner gas cooktop, rangehood, generous storage and a cosy meals nook. The adjoining lounge room offers year-round comfort with split-system air conditioning and a ceiling fan.

All three bedrooms are carpeted and feature ceiling fans, while the updated bathroom includes a combined shower and spa bath, vanity and WC.

Step outside to discover a semi-covered rear deck, perfect for relaxed afternoons, outdoor entertaining or simply enjoying the peace and quiet. The backyard is securely fenced into two separate sections, providing flexibility for pets, children or different outdoor uses.

One of the property's standout features is its rear lane access, opening the door to exciting possibilities, including the potential for a granny flat or additional improvements (subject to council approval).

With its combination of character, convenience and future potential, this is a property that offers far more than meets the eye!

PROPERTY HIGHLIGHTS

Charming original miner's cottage, updated throughout over the years

Three carpeted bedrooms, all featuring ceiling fans

3 BED | 1 BATH | 0 CAR

PRICE:
$580,000 - $620,000

OPEN FOR INSPECTION:
N/A



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SITE PLAN
(Not to Scale)



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DISCLAIMER: FLOOR PLAN MEASUREMENTS ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY. YOU SHOULD CONDUCT A CAREFUL INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE SUITABILITY FOR YOUR SPACE REQUIREMENTS.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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