



## Kurri Kurri, Unit 17/52 Railway Parade

### Kurri Kurri Investment Opportunity

Discover the perfect blend of comfort and convenience with this spacious three-bedroom, two-bathroom brick and tile Strata unit, offered in its original state of repair. Ideal for families or individuals looking for room to grow, this inviting residence showcases ample living space that can be transformed to suit your personal style. With a functional layout and solid construction, you have a blank canvas to create your dream home.

Step outside to your rear concreted outdoor entertaining area, where you can host unforgettable gatherings or simply enjoy serene moments overlooking the lush courtyard. This peaceful setting offers a wonderful backdrop for alfresco dining, gardening, or simply relaxing in the sunshine. The outdoor space makes it easy to unwind or entertain friends and family in style.

Comfort is key in this unit, equipped with ducted air-conditioning upstairs for those warmer nights while providing a split system air-conditioning downstairs to ensure a cool retreat



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/1HQ1F5N](http://ljhooker.com.au/1HQ1F5N)

**Contact**  
**Bryce Gibson**  
0422 227 668  
[bryce.gibson@ljhooker.com.au](mailto:bryce.gibson@ljhooker.com.au)

**LJ Hooker Cessnock**  
**(02) 4050 6000**



during hot summer days. Enjoy the ease of maintaining a pleasant climate throughout your home all year round. Don't miss this opportunity to secure a fantastic property full of potential - embrace the lifestyle and make it your own today!

Strata Levies: \$ 3545.48 per year Council Rates: \$1268 per year

To take your next step into purchasing this Kurri Kurri Investment Opportunity please contact listing agent Bryce Gibson 0422227668 to arrange your inspection today

## More About this Property

Property ID	1HQ1F5N
Property Type	Unit
House Size	198 m <sup>2</sup>
Land Area	222 m <sup>2</sup>
Including	Air Conditioning Courtyard Outdoor Entertaining Built-in-Robes

**Bryce Gibson 0422 227 668**

Principal & Selling Agent | [bryce.gibson@ljhooker.com.au](mailto:bryce.gibson@ljhooker.com.au)

**LJ Hooker Cessnock (02) 4050 6000**

84 Vincent Street, CESSNOCK NSW 2325

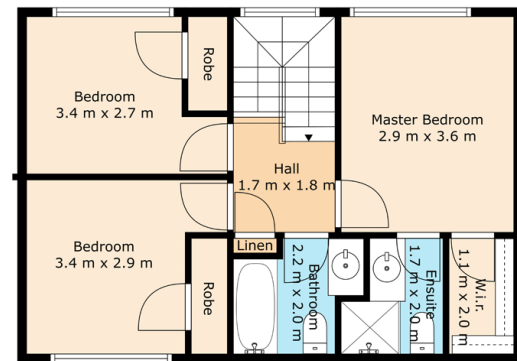
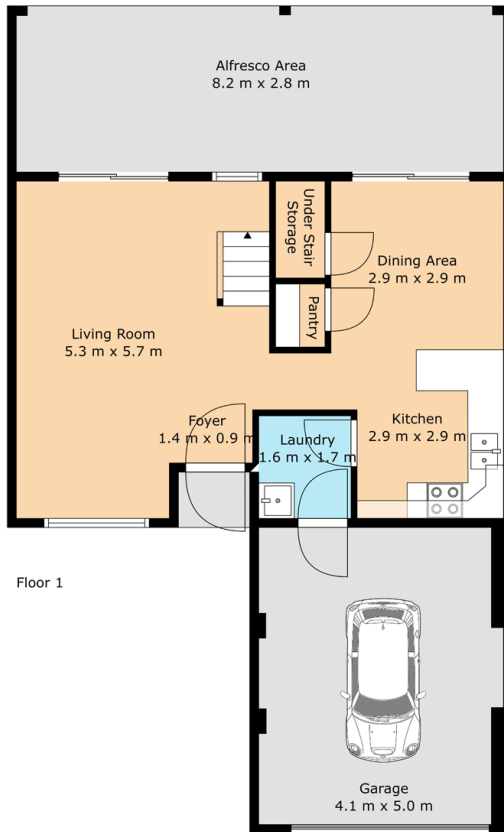
[cessnock.ljhooker.com.au](mailto:cessnock.ljhooker.com.au) | [cessnock@ljhooker.com.au](mailto:cessnock@ljhooker.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Cessnock  
(02) 4050 6000**

# 17/52 Railway Prd, Kurri Kurri



ALL SIZES, DIMENSIONS & ELEMENTS ARE APPROXIMATE & INTENDED FOR VIEWING PURPOSES ONLY  
© 2024 Rite Angle Media - All rights reserved  
[www.riteanglemedia.com.au](http://www.riteanglemedia.com.au)

**LJ Hooker**  
Cessnock

**LJ Hooker**

**LJ Hooker Cessnock**  
(02) 4050 6000

**Disclaimer:** All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.