

**106 Rawson Street, Kurri Kurri, NSW 2327**

**Sold House**

Wednesday, 8 January 2025



106 Rawson Street, Kurri Kurri, NSW 2327

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 6**

**Area: 1012 m2**

**Type: House**



Lisa Osborn  
0240617933



Laura Brenner  
0404844500

## Contact agent

With an abundance of street appeal to greet you, this fully renovated home has evolved from a cute country cottage into an impressive family home with every comfort being catered for. The home, including garage under main roof and the two covered timber decks, total almost 380m<sup>2</sup> approx. The welcoming front porch faces north and truly sets the scene for the style and quality that is guaranteed to impress the hard marker! Not just your average "reno and extension", this property has been fully restored from top to bottom, approx. 4 years ago. High ceilings, separate living, dining and casual areas to enjoy, the first stand-out is the well appointed kitchen with an abundance of storage and clever design. One bedroom at the front of the home could suit hobby room or guest accommodation. The three additional bedrooms are all full size (suitable for king beds) each with ample built-in robes and ceiling fans. These three rear bedrooms all have glass sliding doors opening onto the lovely timber deck - like you're in a resort! Plus a smaller 5th bedroom to suit bubs or toddler - currently used as an office. Finally you can keep the dining table free from laptops and paperwork. This superior layout includes two over-sized bathrooms (one serving as ensuite off the main bedroom) and the no-step shower access is suitable for those needing easy accessibility. Even the laundry is huge, boasting a virtually walk-in size storage room for all your cleaning equipment, and access to the garden via one of the two timber decks. Love to entertain? The spacious timber deck sprawling off the kitchen area is large enough for a 10 seat dining suite and bbq. You'll enjoy the convenience of the double car garage with remote control roll-a-doors, which provides entry directly into the home. Need a shed? We are talking SERIOUS shed here! Accessible from the wide rear lane, here's your high clearance (3.2m) three bay near new shed plus workshop area with mezzanine - perhaps suitable as a games area for noisy teenagers? With dimensions 16m x 7.3m there's room to park your caravan under cover and still have space to tinker with that project car that's been under a tarp for too long! The owners thought of everything here, they even ensured they retained driveway-width access into the backyard if ever needed. Did I mention the sub-floor ducted air conditioning - and solar panels (with 2 inverters) so don't worry about the electricity bills. Additional features include 23,000L water tank and the whole property has been re-wired from the pole, and fully insulated including internal walls. There's a whole lotta house and shed here, but don't worry there's plenty of grassed area too for the kids and pets to play. The land is a generous 1012m<sup>2</sup> (20m x 50m) and the improvements have been positioned wisely. This home will appeal the harshest critic, you will be overwhelmed when you inspect this lovely home. Located only 300m to Aldi; 400m to Kurri Kurri Public School; and 600m to Coles you can;t ask for a more convenient address.