

8 Kurrabung Drive, Fletcher, NSW 2287

wilton lemke stewart

House For Sale

Wednesday, 8 January 2025

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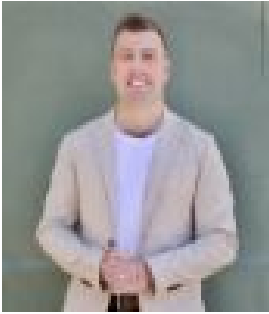
Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 303 m2

Type: House



Nick Stewart
0240867172



Mona Younes
0240867172

Guide: \$740,000 - \$790,000

Looking for a home that's all about low-maintenance, easy-care living? This Torrens title duplex in the thoughtfully designed 'Sanctuary Estate' might just tick all your boxes. With sporting fields, playgrounds, childcare, medical facilities, and a community centre practically at your doorstep, convenience and comfort come standard here. Step inside and you'll find a smart, modern layout that feels both stylish and practical. There are three bedrooms and two bathrooms, with the master suite tucked away at the rear for that all-important privacy from the kids' rooms. At the heart of the home, the open plan living area and sleek kitchen flow effortlessly to the backyard and alfresco. The single garage (with internal access) is cleverly designed with a discreet laundry, while ducted air-conditioning and ceiling fans keep the whole space comfortable year-round. Located just minutes from Bishop Tyrrell Anglican College, cafes, and handy shops like Coles and Aldi, you'll have everything you need right at your fingertips. - Torrens title duplex completed 2020, low maintenance 302.8sqm block- Modern kitchen with stone benches, gas cooktop, under bench oven and dishwasher- Main bedroom with walk-in robe & ensuite offers privacy away from the kids' bedrooms- Full-size main bathroom with bathtub and shower- Single garage with laundry offers the convenience of internal access into the home- Ducted a/c and ceiling fans provide climate control - Bishop Tyrell Anglican College – 900m, zoned Glendore Public School/Callaghan College- 1100m to Coles Fletcher Shopping for all your essentials- M1 and Hunter Expressway – 6km, Newcastle Interchange – 15.3km, Bar Beach – 15.9km- Water Rates: Approx. \$750 p/a + usage- Council Rates: Approx. \$2,100 p/aDisclaimer: All information provided by Wilton Lemke Stewart in the marketing of a property for sale or lease has been sourced from various third-party outlets that we deem reliable. Nonetheless, Wilton Lemke Stewart cannot ensure its absolute accuracy, and we bear no responsibility and disclaim all liability for any errors, omissions, inaccuracies, or misstatements in the information provided. Prospective buyers and tenants are encouraged to conduct their own due diligence and rely on their own investigations. All images, measurements, diagrams, renderings, and data are indicative and for illustrative purposes only, subject to potential changes.