



## 41 Kurrara Street, WERRIS CREEK, NSW 2341

### UPDATED FAMILY HOME, LARGE BLOCK WITH RURAL VIEWS

Set on a large 1036sqm (approx.) block on the edge of town, this beautifully updated three bedroom, two bathroom home offers space, comfort and privacy with rural views and no rear neighbours.

Inside, the home features a light filled open plan kitchen, dining and living area designed for easy everyday living. The recently updated kitchen flows seamlessly into the spacious living zone, while a large glass door opens onto the front patio, creating the perfect spot to enjoy your morning coffee.

The home offers three spacious bedrooms, all with ceiling fans, with two featuring built in wardrobes. It is serviced by a modern updated main bathroom and a newly completed ensuite. Fresh paint and new flooring throughout give the home a clean, contemporary finish.

Comfort is assured year round with evaporative air conditioning and a cosy fireplace, while a large 10kw solar system helps keep energy costs down.

Outside, the expansive backyard provides plenty of space for kids, pets or future

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**TYPE:** For Sale

**INTERNET ID:** L38479882

#### SALE DETAILS

**\$495,000**

#### CONTACT DETAILS

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Tamworth**

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improvements. Side access and a concrete pathway along the side of the home add practicality, while the rear enjoys peaceful rural views with no neighbours behind.

Positioned on the edge of Werris Creek, the property offers a quiet lifestyle while still being only minutes from the town centre. Known for its rich railway heritage, open rural surrounds and strong community spirit, Werris Creek provides access to local schools, healthcare, retail and essential services.

Key features:

- Three bedroom, two bathroom home
- Updated kitchen and modern bathrooms including new ensuite
- Open plan kitchen, dining and spacious living area
- Ceiling fans throughout
- Fireplace and evaporative air conditioning
- Large 10kw solar system
- 1036sqm (approx.) block with side access
- Private backyard with rural views and no rear neighbours
- Council rates \$753 per quarter\* (approx)
- Rental appraisal - \$500 - \$540 per week

A move-in-ready home, this property is sure to attract strong interest. Call today!

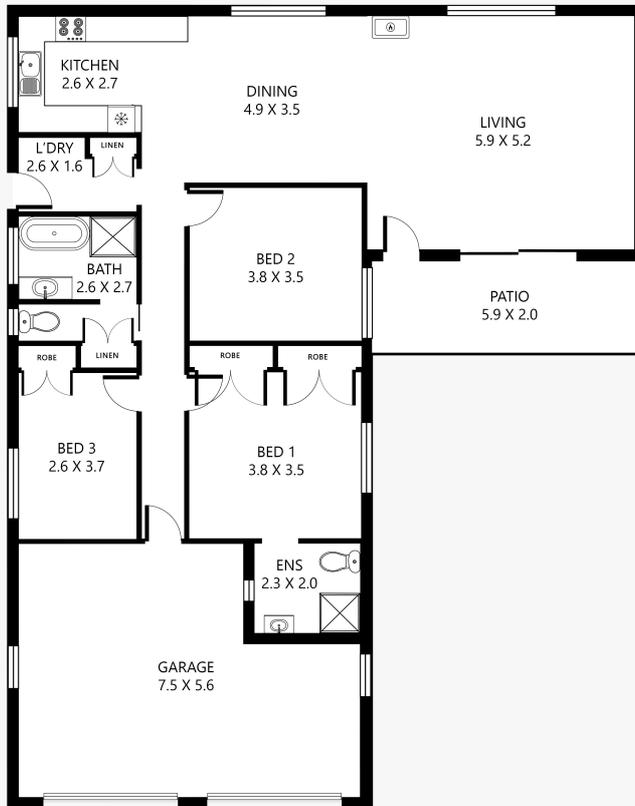
- Land Area 1,036.00 square metre
- Bedrooms: 3
- Bathrooms: 2
- Single garage
- Floorboards





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GARDEN SHED



Disclaimer: This plan is not to scale and is for illustrative purposes only. Measurements are approximate only. Placement of doors, windows and all other items are approximate. Elders gives no guarantee or warranty as to the accuracy or layout. Any person using this information should rely on their own enquiries.