



2/36a Pokolbin Street Kearsley, NSW

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## A prime investment in the heart of the Hunter

Discover the magic of the Hunter Valley with this exciting six year old duplex in a well-established country location. A stroll to Kearsley Public School, hotel and shop, it is also a pleasant country commute to regional centres including Newcastle and Sydney.

- Modern island kitchen with gas cooktop and stainless steel appliances
- Dedicated living and dining zones with reverse cycle air conditioning
- Living spaces open to covered alfresco patio ideal for the barbecue
- Good sized bedrooms all include ceiling fans and built-in wardrobes
- Fresh bathroom with a full sized bathtub and a walk-in shower cove
- Neat fenced backyard with level lawn area, great for kids and pets
- Lock-up garage with indoor access and storage shed in the garden

**Price:** \$289,000

**Council Rates:** \$1,273.00/year (approx)

**Water Rates:** \$737.00/year (approx)

**Debra Ford**

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UNIT 1



UNIT 2



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

**1&2/36A Pokolbin Street, Kearsley**  
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**Kearsley, NSW**

