



E2/56 Carrs Road Neath, NSW

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### Cute and compact over 55's villa

This compelling downsize opportunity combines easy care living with lifestyle convenience and affordability. Set within the popular Hunter Valley Village, its tidy interior layout features an open-style living/kitchen zone, a bedroom with built-in robe and a separate bathroom. An attached single carport and rear outlook, a community veggie patch adds another layer of appeal.

- Freestanding villa located just 8km from Kurri Kurri's buzzing CBD
- Step through a front verandah and into an air-conditioning living area
- Neat galley-style kitchen with an electric cooktop and rangehood
- Bedroom with a mirrored robe and direct access to a sunny courtyard
- Shower bathroom, single carport, and rear shed with laundry facilities
- Community pool, BBQ area and guest parking, 1km to the iconic Neath hotel

**Debra Ford**

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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

