



23 Cooma Street Abermain, NSW

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## That Idyllic Investment, Starter or Downsizer!

The perfectly positioned starter, investor or downsizer opportunity awaits! Offering loads of personality, this three bedroom home has up to date finishes throughout. Delivering on dishwasher and gas cook top to the open plan kitchen and living. Boasting a whopping 13.5x5.8m lock up garage with additional shedding/workshops on a green and picture perfect 980sqm ? with super handy rear lane access. Located just 200ms to Abermain Primary School and only 6kms to the Hunter Expressway M1 interchange.

- Spacious dining and open plan living that flows seamlessly to an outdoor patio area
- Kitchen with stainless gas cook top, electric oven, dishwasher and ample cupboard/bench space

**Council Rates:** \$482.00 p/q

**Water Rates:** \$263.06 p/q

**Debra Ford**

0413 478 655

23 Cooma Street  
Abermain

STONE



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.

