



**1-4/34 Kurraka Drive, Fletcher, New South Wales, 2287**

SANCTUARY ESTATE LIVING – Kurraka Manor

These units are designed for comfort by offering two great size bedrooms with built-ins and a generous size bathroom with additional w/c. Providing the convenience of open plan living and dining which is easily accessed by your outdoor entertaining area. The outdoor entertaining and balcony areas have a picturesque aspect to Fletcher’s sporting grounds. Quality inclusions and finishes throughout, Kurraka Manor is the newest in Luxury Convenient living. Off street secure parking provided and within walking distance to local schools, transport, shopping village and health clinics. Suitable for a variety of purchasers but limited too; First home buyers, down-sizers, low maintenance living and investors. Rental appraisal: \$420 - \$430 per week each unit. Some purchasers may be eligible for stamp duty exemptions and first home buyer grants. These units are located in the Sanctuary Estate which is within Newcastle’s recently voted #1 family suburb Fletcher. Contact Mulligan Property Group on (02) 4950 1466 or email [Jesse@mulliganproperty.com.au](mailto:Jesse@mulliganproperty.com.au) for plans

**BASE INFORMATION:**

Bed : 2  
Bath : 1

**LAND INFORMATION:**

Square feet : 620  
Lot Size : 620

**BUILDING INFORMATION:**

Floor area (Total) : 71

**CONVENIENCE:**



Name **Jesse Mulligan**  
Address