

1/35 Rawson Street, Aberdare, NSW 2325



Sold Unit

Friday, 25 August 2023

1/35 Rawson Street, Aberdare, NSW 2325

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Garry Musgrove
0429663026



Kurt Musgrove
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\$445,000

Positioned with a north facing aspect and street frontage, this spacious 2-bedroom unit is low maintenance and located within walking distance to Cessnock CBD! Comprising open plan living, dining area, central modern kitchen with electric cook top and under bench oven. A modern bathroom with shower, vanity and toilet. Both bedrooms have built in robes. There is access out into a fenced private courtyard and integrated single lock up garage with remote door opener and a rear door access. Serviced by split system reverse cycle air conditioning, ceiling fans, carpeted floors throughout and remote garage door opener. This little gem is an ideal investment property or would suit anyone looking for an affordable low maintenance place to call home. Central to schools, shops and all town amenities. Things you will love about this modern brick and tile unit...· Low maintenance 2-bedroom unit· Built in robes· Spacious open plan living with dining area· Modern kitchen with electric cooking facilities· Modern bathroom· Built in linen/storage cupboards· Carpeted floors· Ceiling fans· Split system reverse cycle air conditioning· Integrated single lock up garage with remote door opener· Fenced courtyard with clothesline· Street frontage· Easy walk to Cessnock CBD· Central to all town amenities· Strata fee's approx. \$550 per quarter· Council Rates approx. \$317 per quarter· Water Rates including usage approx. \$343 per quarter (Pending water usage)· AGENT DECLARES AN INTEREST! Call us today for a private appointment!Garry M:0429 663 026 or Kurt M:0497 281 475Property Code: 350