

**1 William Street, Paxton, NSW 2325**



**Sold House**

Saturday, 24 February 2024

**1 William Street, Paxton, NSW 2325**

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 1075 m2**

**Type: House**



Carolyn Wallis-Tomlins  
0249361864



Dominic Bonello  
02 4936 1864

**\$543,000**

Nestled within the sleepy rural town of Paxton comes this adorable 3 bedroom cottage with abundant development potential! Situated on a large 1,075m<sup>2</sup> corner block, this appealing property has superb potential to add a second dwelling or Granny flat or subdivide (STCA). The property is full of character and charm boasting a cute facade complete with Dormer windows, a lovely full length front verandah, French doors throughout, solid timber flooring, plus an awesome loft/attic space. This superb multifunctional area can be utilised for whatever you desire - a kids games room, guest bedroom, yoga or art studio, storage space, hobby room - and even comes air conditioned for your comfort! All of the hard work has been done for you in the main living spaces with both the kitchen and two bathrooms having received contemporary updates. Further modern appointments include split system air conditioning, ceiling fans and downlights throughout. With so much character here together with tranquil bush surrounds, this property would make an ideal Air BnB or weekender property. Located just a 12 minute drive from Cessnock's town centre, this feature-packed property offers peaceful bush living together with immense versatility and prospects for a variety of buyers so be sure to attend the first open home to avoid missing out!

- Large fully fenced 1,075m<sup>2</sup> corner block
- An affordable prospect to build a granny flat (STCA) or subdivide (STCA)
- Lounge room and large master bedroom open onto the verandah
- Outdoor retreat offers sunny terrace and child-friendly lawn
- Neat kitchen presents gas stovetop & stylish splash back
- Double fronted layout reveals three bedrooms plus study
- Large attic retreat perfect for teens or long term storage
- Air conditioning & ceiling fans
- Original timber flooring
- Ready to move right into with scope to add value down the line
- Dual access corner block has plenty of space for parking
- Minutes from Bellbird Public School and town conveniences

Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.