

11 Station Street, Weston, NSW 2326

House For Sale

Friday, 19 January 2024

11 Station Street, Weston, NSW 2326

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 404 m2

Type: House



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PROPERTY PREVIEW

Property Highlights:- Charming cottage home packed with potential for one lucky new owner.- Three spacious bedrooms, two with ceiling fans.- Formal living room with split system air conditioning, a ceiling fan, a gas bayonet + a Dimplex electric fireplace.- Spacious kitchen with ample storage, a ceiling fan, plenty of bench space, gas cooking + a Westinghouse oven.- Covered patio overlooking a spacious grassed backyard, established trees and a large garden shed.- Rear lane access to a carport offering easy access to the yard.- First time to market since the 60s!

Outgoings: Council Rates : \$1,231.39 approx. per annum Water Rates: \$825.42 approx. per annum Rental Returns : \$350 approx. per week Centrally located in the township of Weston, this charming three bedroom cottage home offers first home buyers, investors or small business owners a chance to secure a conveniently located property that is packed with potential. Weston is a location that enjoys a semi-rural feel whilst benefiting from easy access to the centres of Cessnock, Kurri Kurri and Maitland, offering a seamless connection to the conveniences of city living. Closer to home, you'll enjoy the benefit of being within walking distance of shops, cafes, gyms, pubs and so much more!

Built of a traditional Weatherboard and galvanised iron roof construction, this home comes complete with a grassed front yard and a spacious front patio, providing a lovely first impression from the point of arrival. Stepping inside you'll enter the generously sized living room, with split system air conditioning, a ceiling fan, a gas bayonet and a Dimplex electric fireplace, offering comfort in all seasons, and a large walk-in closet providing plenty of storage. The kitchen is large in size and includes plenty of storage, a ceiling fan, a tiled splashback, laminate benchtops, a stainless steel sink with a view out to the yard, a gas bayonet and a Westinghouse oven with a four burner gas cooktop. There are three bedrooms on offer, two of which include ceiling fans for additional comfort. Servicing these rooms is the bathroom located at the rear of the home which includes a separate shower, bath and WC. Stepping outside you'll arrive in the lovely backyard which includes a covered patio, plenty of green grass, established trees and a garden shed for extra storage. A handy bonus of the property is the rear lane access to a carport, providing easy access to the yard when required. A conveniently located home of this nature, offering this much potential is sure to draw a large volume of interest in today's market. We encourage our interested buyers to contact the team at Clarke & Co Estate Agents without delay to secure their inspections.

Why you'll love where you live;- Located within a breezy 15 minute drive to award winning restaurants and cellar doors of the Hunter Valley.- A short 5 minute drive to the township of Kurri Kurri, providing all your everyday needs within easy reach.- A mere 10 minutes to the bustling centre of Cessnock.- A short drive to the Hunter Expressway, connecting you to Newcastle, beaches and the shores of Lake Macquarie with ease!

***Health & Safety Measures are in Place for Open Homes & All Private Inspections

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