

# 113 Melbourne Street, Aberdare, NSW 2325



## Sold House

Saturday, 18 November 2023

113 Melbourne Street, Aberdare, NSW 2325

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 1012 m2

Type: House



Patrick Howard



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## Contact agent

Nestled within walking distance of Cessnock CBD, this delightful 3-bedroom home offers a unique blend of rural tranquillity and modern convenience. Boasting a serene rural outlook without any across-the-road neighbours, this property is an ideal choice for first-time homebuyers or astute investors looking to make their mark. With plenty of potential to transform this space into your own haven, this property presents a fantastic opportunity in an affordable pricing bracket!

**Key Features:**

- **Cosmetically Overhauled Facade:** The home's charming facade has been thoughtfully updated, setting a welcoming tone for the entire property.
- **3 Bedrooms with Built-Ins and Ceiling Fans:** Enjoy spacious bedrooms featuring built-in wardrobes and ceiling fans for comfort.
- **Renovated Main Bathroom:** The main bathroom has been tastefully renovated some 2-3 years ago to modern standards.
- **Open Plan Living:** A spacious open-plan living area welcomes you, with ample storage options including a linen closet to the hall and walk-in storage cupboard.
- **Functional Kitchen:** The open kitchen offers a warm and inviting atmosphere with a country-style timber design, dishwasher, and a 900mm chef's stainless freestanding electric oven with a 5-burner gas cooktop. Additional features include a pantry, wine rack, and plenty of cupboard space.
- **Climate Control:** Boasting air conditioning throughout inclusive of reverse cycle split system to the open living zone, climate control is well appointed for all year-round comfort.
- **Indoor/Outdoor Living:** An outdoor enclosed undercover area with built-in benches allows you to enjoy the fresh air and peaceful surroundings whilst entertaining friends and family.
- **Fully Fenced Rear Yard:** The property's rear yard is fully fenced, providing a safe and private space for kids and pets. Side walk-through access makes it convenient for outdoor activities. At approximately 1012m<sup>2</sup> in block size, there is ample space to add extra shedding, a pool or perhaps an entertaining deck, subject to council approval.
- **Double Length Carport:** Ideal for cars, boats, pop-top vans, or additional storage, the double-length carport is a valuable addition.
- **Additional Features:** This property includes a chicken coop, established citrus, fig, and shade trees, as well as a single remote garage attached to the house. Off-street parking is available for up to 3 cars or even a caravan.

**Location:**

- **Convenient Access:** Cessnock CBD, local amenities, and central conveniences are within walking distance.
- **Explore the Region:** The property is a 30-minute drive to Maitland and Newcastle, with easy access to Sydney via the M1, approximately 1.5 hours' drive away.
- **Wine Lovers Rejoice:** Enjoy being just 10 minutes away from the Hunter Valley Vineyards.

**Your Opportunity:** Whether you're looking for a place to move in and enjoy or to embark on a cosmetic upgrade to create your dream home, this property offers endless possibilities. Don't miss your chance to secure a slice of peaceful countryside living while maintaining easy access to city amenities. This property won't stay on the market for long, so act fast and make it your very own! This property is proudly marketed by Pat Howard, Aiden Procopis and Jade Tweedie, contact 0408 270 313 or 0456 66 44 81 for further information or to book your private inspection.

**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.

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