

**13 Hamilton Street, Abernethy, NSW 2325**



**House For Sale**

Tuesday, 14 May 2024

13 Hamilton Street, Abernethy, NSW 2325

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 949 m2**

**Type: House**



Ben Rowlands  
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**\$700,000 - \$720,000**

- In the peaceful, bush surrounds of Abernethy lies this sizable family home- Consisting of four generous sized bedrooms, all with built in robes, ceiling fans and modern carpet- Main bedroom with walk in robe and ensuite- Floating timber floors flow throughout and connect the formal living area at the front of the home to the rumpus at the rear- Spacious kitchen with electric cooking and plenty of storage and bench space- Main bathroom with spa bath, the perfect way to relax after a long day at work- Covered alfresco space runs the full length of the home and is the perfect place for entertaining family and friends as you watch the kids play in the backyard- Fully fenced yard space, approx. 950m<sup>2</sup> with rear lane access, with plenty of space for additional garaging STCA- Attached double garage and additional workshop space with drive through access- Rural aspect from the front of the home that under current zoning laws will not be built out- Located only a short 10 minute drive to the conveniences of Cessnock and close to Kearsley and Kitchener public schools