

**13 Northcote Street, Aberdare, NSW 2325**



**House For Sale**

Tuesday, 19 March 2024

13 Northcote Street, Aberdare, NSW 2325

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 506 m2**

**Type: House**



Brendan King  
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**\$570,000 - \$595,000**

Modern functionality gracefully blends with original charm to create this instantly inviting home, opened up for contemporary living and stylishly renovated from front to back. It welcomes from the onset with three double bedrooms stemming off the living zone, one with a walk-in robe, two air-conditioned and one connecting to an outdoor gazebo via double French doors. Open plan living also enjoys the comfort of air-conditioning and encompasses a stone-surfaced kitchen. Outdoors shines with twin gazebos creating an alfresco wonderland and rear lane access bringing you into a deep yard with a drive-through carport, a single garage and a very handy 3m x 4.8m shed. -☑Currently tenanted at \$520 per week, lease expires 22/01/2025-☑Classic double-fronted street appeal highlighted by due-north orientation and a sweet front verandah -☑Spacious open plan living/dining area grounded by polished timber floorboards -☑Open kitchen featuring a stainless steel oven and modern splash back -☑All three bedrooms are genuine doubles and have plush carpet underfoot -☑Large and modern bathroom with bath, shower and a concealed laundry at the rear -☑Private, leafy and lawned backyard with room to play, garden or simply relax -☑One block from Cessnock Public School, 450m to the hip Kiosk café for your morning latte -☑1km to the heart of Vincent Street for shopping, dining and community services -☑Two major shopping centres plus a Big W within a 2km radius