

13 Sixth Street, Weston, NSW 2326

Thompson,
Clarke

Sold House

Tuesday, 20 February 2024

13 Sixth Street, Weston, NSW 2326

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 809 m2

Type: House



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\$445,000

Situated on a spacious 809m² block, this property offers more than just a place to live – it's an opportunity to own a piece of history. Inside, the kitchen, dining, and lounge areas seamlessly flow together, featuring beautiful floorboards that add warmth and character to the space. Stay cozy during chilly evenings with the new fireplace and admire the timeless charm through the old stained glass windows. This charming cottage boasts one bathroom, a laundry inside a sunroom, and a linen cupboard for your convenience. The ceiling fan in the lounge enhances comfort, while the bedrooms come complete with ceiling fans and built-in wardrobes. Step outside onto the covered veranda, crafted with cobbler stone, and appreciate the serene surroundings. The fenced yard offers privacy and security, with a drive-thru access to the backyard leading to a two-bay shed. The property is equipped with a solar hot water system by Thermotec, providing eco-friendly and cost-effective energy solutions. Additionally, the house features one box air conditioner, and there's potential to bring the granny flat back to its former glory. The gas connection points still exist, offering flexibility and convenience for future enhancements.

Location and Amenities: Situated just a short 15-minute drive to the renowned restaurants and cellar doors of the Hunter Valley. Conveniently located within a 5-minute drive to Kurri Kurri township, providing easy access to everyday needs. Only 10 minutes away from the lively center of Cessnock. Easy access to the Hunter Expressway, linking you to Newcastle, beaches, and Lake Macquarie.

Financial Details: Council Rates: Approximately \$1,231.39 per annum
Water Rates: Approximately \$825.42 per annum
Anticipated Rental Returns: \$450-\$470 per week (approx.)

Don't miss the chance to own this unique piece of history with endless possibilities. Contact David Cowan 0422 707 333 today to explore the potential of this charming miner's cottage!

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