

**141 Rawson Street, Aberdare, NSW 2325**



**Sold House**

Saturday, 19 August 2023

141 Rawson Street, Aberdare, NSW 2325

**Bedrooms: 4**

**Bathrooms: 1**

**Area: 450 m2**

**Type: House**



Mitchell Olsen

**\$430,000**

Introducing an exceptional real estate opportunity that is bound to catch the eye of the first home buyer or the astute investor. This property is packed full of potential with plenty of gains on offer, along with its neat and tidy presentation this property has plenty of features, ready for you to move into or prime to add value. Spacious Bedrooms, this fantastic property offers three generously sized bedrooms, with two of them featuring built-in robes and convenient ceiling fans. Additionally, there is the option of a potential fourth bedroom or great sized study area. Enjoy the ease of open plan living/dining, offering ample space and is accommodated by reverse cycle air conditioning & ceiling fans for year-round comfort. Multiple living areas, discover an extra room at the rear of the home that can be used as a second TV room, a toy room or simply providing additional living space with the flexibility of the everyday needs. Neat and tidy timber kitchen, provides a durable space with plenty of storage and is situated in the heart of the home. The well presented, combined bathroom and laundry area offers practicality, plus there's an additional handy toilet located at the rear of the home. Situated on the right side of town and on a low maintenance 450m<sup>2</sup> block, with a freshly turfed yard space. This is very conveniently located, walking distance to Cessnock Public & Cessnock High School, only 2.2km to Cessnock CBD and just a short drive to the convenient Hunter Express Way & Hunter Valley Vineyards. To put it simply, this one is ready for you to move in and make it your own. Don't miss out on this amazing opportunity! Contact Mitchell today to arrange a viewing and discover the potential of this offering! N/B - Agent Declares Interest 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. Images & Furnishing are for illustrative purposes only and do not represent the final product or finishes. For inclusions refer to the inclusions in the contract of sale. Areas are approximate. All parties are advised to seek full independent legal and professional advice and investigations prior to any action or decision.