

# 18 Cooma Street, Abermain, NSW 2326

## House For Sale

Tuesday, 12 March 2024

18 Cooma Street, Abermain, NSW 2326

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 1012 m2

Type: House



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## PROPERTY PREVIEW

Property Highlights:- Spacious family home with a dedicated living room, sunroom + an open plan kitchen/dining area.- Three bedrooms, two with built-in robes.- Stylishly updated kitchen with ample storage, a breakfast bar, a vertical subway tiled splashback, a freestanding Westinghouse oven + a Dishlex dishwasher.- Split system air conditioning + a freestanding combustion fireplace.- Timber floorboards, a raked ceiling + freshly painted throughout.- Covered alfresco area overlooking the sparkling, freshly resurfaced inground salt water magnesium pool.- Stunning mountain views + rear lane access.- Established native gardens, ponds and water features + a 1000L water storage tank.- 3.3kW solar system with 11 panels, plus a new heat pump hot water system.- Single car garage with direct access to the alfresco + a large garden shed.- 1970 build.Outgoings: Council Rate: \$1,744 approx per annum Water Rate: \$811.98 approx per annum Rental Return: \$550 approx per week Tucked away in the lovely township of Abermain, this impressive home is set on a huge 1012 sqm parcel of land, with a spacious floor plan and plenty of room for the family to thrive. This property is a must for your inspection list! Perfectly located, Abermain is a short 10 minute drive from the bustling city of Cessnock and a 15 minute drive to the gourmet delights and sights of the Hunter Valley vineyards. In addition, you'll find the busy centre of Kurri Kurri less than 10 minutes away, connecting you to all your everyday needs with ease. Set back from the street behind lovely established gardens, trees and native plants, this Weatherboard and Colorbond roof home is packed with extras and premium additions. Stepping inside via the large front patio and charming stained glass door you'll arrive at the inviting living room, with carpeted floors, a fresh paint palette, and a raked ceiling adding an adding sense of space. There is a newly installed freestanding combustion fireplace on offer for those cool winter nights, and a new split system air conditioner to keep you comfortable during all seasons. You'll be pleased to find an additional living area in the enclosed sunroom at the rear of the home, complete with carpet floors, and a large window offering a view of the yard and the mountains beyond. The open plan kitchen and dining area presents the perfect space to cook and dine with your loved ones. The updated kitchen includes plenty of bench space, ample storage in the surrounding cabinetry, a vertical subway tile splashback and a breakfast bar for your casual mealtimes. There is a Westinghouse oven in place, along with a Dishlex dishwasher for ultimate convenience. There are three bedrooms tucked away along a private hallway, all featuring lovely timber floorboards, with two enjoying the convenience of built-in robes. The stylishly renovated bathroom services these rooms boasting modern tiles, a floating vanity with a 20mm Caesarstone countertop and top mount basin, a WC and a large shower. The backyard is accessed via the dedicated laundry, here you will find a covered paved alfresco area with a second WC and a sink located close by. Taking centre stage in the yard is the sparkling inground salt water and magnesium pool, freshly resurfaced and ready to provide endless hours of fun for the young and young at heart. The generously sized 1012 sqm block offers rear lane access and stunning mountain views behind the home. There are beautiful established native gardens through the rear of the property, with zantharea, grass trees, banksias, bottle trees and grevilleas, plus orchids, succulents and so much more. Lovely small ponds and water features complete this ideal outdoor oasis. Storage of your car and tools will present no issue in this home, with a single car garage with a door to the alfresco, a shipping container in the yard, and a large garden shed behind the pool for any extras! Packed with added features this home also includes a 3.3kW solar system with 11 panels, a new heat pump hot water system, and a 1000L water storage tank to keep the grounds thriving. Make no mistake, a home of this nature, set in such an idyllic setting is sure to attract a large volume of interest. We encourage our clients to secure their inspections with the team at Clarke & Co Estate Agents without delay. Why you'll love where you live;- A large 1012 sqm parcel of land to call your own, within easy reach of city conveniences.- Located within an easy 15 minute drive to award winning restaurants and cellar doors of the Hunter Valley.- 10 minutes to the city of Cessnock with shops, restaurants, cafes, pubs, recreational facilities and so much more.- A short 8 minute drive to Kurri Kurri, for all your everyday needs.- 15 minutes away from the M15 freeway connecting you to Newcastle CBD, beaches and the shores of Lake Macquarie with ease.\*\*\*Health & Safety Measures are in Place for Open Homes & All Private Inspections Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. 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