

**227 Mathieson Street, Bellbird, NSW 2325**



**House For Sale**

Thursday, 18 April 2024

227 Mathieson Street, Bellbird, NSW 2325

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 599 m2**

**Type: House**



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**\$550,000 - \$580,000**

Neat, sweet and a great find for first-time buyers and investors alike, this split level classic sits upon a generous 599sqm parcel and has room to add an outdoor entertaining area or extend the home at the rear (STCA). Revealing a traditional three-bedroom footprint with a combined kitchen/dining area and a separate living room, its interior is a blank canvas awaiting your style. Timber floorboards grace the living areas, and each bedroom has reverse-cycle air-conditioning and brand new carpet underfoot. A tandem carport plus a single parking bay keep up to three cars safe behind a gate, and there are extra driveway parking bays if needed. Super-handly, Mathieson Street gives you alternate access to Cessnock CBD away from busy Wollombi Road, and for local shops, watering holes and a casual meal out, you don't need to leave the suburb, Bellbird has all these attractions and more. -☑Easy care home ready for a young buyer to move into, or an investor to rent out -☑Sunny kitchen, spotlessly presented and equipped with an electric cooker -☑Bright living room with split-system AC plus a dedicated dining area off the kitchen -☑Bathroom with bath and shower; separate WC; internal laundry with outdoor access -☑Ceiling fans and AC throughout, solar hot water system -☑Sizable backyard includes two handy garden sheds and a pergola -☑The backyard enjoys mountain views and features mature citrus trees -☑400m from the buzz of Bellbird Hotel, 500m to Bellbird Workers Club -☑Bellbird School, butchery, medical centre and service station also nearby -☑3.8km to Cessnock for a full range of shops, services and dining options -☑15 minutes to picturesque Mount View wineries, 20 minutes to Wollombi