

45 Lismore Street, Abermain, NSW 2326

House For Sale

Monday, 8 January 2024

45 Lismore Street, Abermain, NSW 2326

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 733 m2

Type: House



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PROPERTY PREVIEW

Property Highlights:- Beautifully renovated cottage home with luxurious additions and charming features throughout.- Spacious open plan living area with impressive soaring ceilings.- Gourmet kitchen featuring 20mm Caesarstone benchtops, ample storage, mixer tap, an island bench, a 900mm Ariston built-in oven, a 900mm Westinghouse induction cooktop + a canopy range hood overhead.- Spectacular main bathroom and ensuite with floor to ceiling tiles, floating vanities with 20mm Caesarstone benchtops, large showers with built-in recesses, plus a contemporary freestanding bathtub in the main.- Soaring ceilings, LED downlighting, a fresh paint palette, stylish hybrid floating floorboards, plush carpet in the bedrooms + plantation shutters.- Split system air conditioning + ceiling fans in all bedrooms.- Spacious hardwood timber deck with rural views overlooking the spacious recently turfed backyard.

Outgoings: Water Rates: \$767.52 approx per annum Rental Return: \$550 approx. per week Renovated to the highest of standards, this stunning cottage home set in the township of Abermain has been designed to impress, with luxurious inclusions and charming features throughout! Abermain, a location with a semi-rural vibe, yet still so close to all the conveniences of city living, this home lets you enjoy the best of both worlds! With local schooling and shopping options nearby, and with the larger centres of Cessnock and Kurri Kurri a short ten minute drive, you'll enjoy all your everyday needs within easy reach of home. Further afield, you'll be delighted to find all the gourmet delights of the world famous Hunter Valley vineyards a short 15 minutes away, and the Hunter Expressway within moments from home, connecting you to Newcastle's city and beaches, and the shores of Lake Macquarie with ease.

Arriving at the property, you'll be greeted by a spacious grassed front lawn that frames the home, built of a traditional Weatherboard and Colorbond roof construction. An inviting timber deck is set at the entrance, perfect for sitting back with your coffee in the mornings. Stepping inside via the custom timber front door reveals the extent of this impressive renovation, with soaring ceilings, LED downlighting, a fresh neutral paint palette, and floating hybrid floorboards setting a stylish tone from the point of entry. There are three bedrooms on offer, two of which are located at the entrance to the home, with plush carpet, ceiling fans, and chic plantation shutters on the windows. The master suite is positioned close by, with the same plush carpets, a ceiling fan, and a spacious walk-in robe. Completing this ideal parent's retreat is a luxuriously appointed ensuite that features stunning floor to ceiling tiles, a walk-in shower with a built-in recess, and a floating twin vanity with a 20mm Caesarstone benchtop. At the rear of the home is the main family bathroom, presented to the same high standards with sleek floor to ceiling tiles, a floating vanity with a 20mm Caesarstone benchtop, a large open shower with a built-in recess, and an inviting contemporary freestanding bathtub. The centrepiece of the home is the breathtaking open plan living, dining and kitchen area, with soaring ceilings adding to the sense of space and style. There is a Toshiba split system air conditioner in place, ensuring you'll relax in comfort during all seasons. Crafted with no expense spared, the show-stopping kitchen features 20mm Caesarstone benchtops, ample storage in the surrounding cabinetry, a dual black sink with a mixer tap, and a spacious island bench with stylish pendant lighting overhead. The home chef will be delighted to find quality appliances already in place including a 900mm Ariston built-in oven, and a 900mm Westinghouse induction cooktop with a canopy range hood overhead. Glass sliding doors provide a lovely connection to the outdoors, opening out to a raised hardwood timber deck offering scenic rural views, perfect for all your outdoor cooking, dining and entertaining needs. The large fully fenced backyard provides plenty of recently turfed grass for the kids and pets to play, and the scope to add your own landscaping touch, should you choose. With broad appeal, this spectacular home is sure to attract interest from tree changers, and homeowners from far and wide, with buyer interest expected to be high. We encourage our clients to contact the team at Clarke & Co Estate Agents without delay to express their interest in this fabulous home.

Why you'll love where you live;- Located within a breezy 15 minute drive to award winning restaurants and cellar doors of the Hunter Valley.- A mere 10 minutes to neighbouring centres of Cessnock and Kurri Kurri, for all your everyday needs and more.- Minutes from the Hunter Expressway, connecting you to Newcastle CBD, beaches and the shores of Lake Macquarie in no time! ***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. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.