

**5 Newsham Street, North Rothbury, NSW 2335**

**House For Sale**

Friday, 3 May 2024

**CENTURY 21.**  
Novocastrian

5 Newsham Street, North Rothbury, NSW 2335

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 595 m2**

**Type: House**



Suzanne Hill  
0249436333

## Preview

This modern home, only 6 years young is located in family-friendly North Rothbury. A single level home boasting an appealing design with two separate living areas. The separate living area located at the front of the home would be perfect as a home office or suit professional rooms for multiple occupations. The property features a grassed, securely fenced and private yard with alfresco area for casual family meals. The yard is ideal for active children and pets to safely play whilst parents can relax knowing they are in a secure environment. The internal plan has been designed for separation of the main bedroom, being at the front of the home and the remaining bedrooms accessible from the rear hallway. A generous ensuite/shower and walk-in robe with ample storage space in the main bedroom is a fabulous Parent's Retreat. Year-round comfort is assured with ceiling fans and air conditioning installed. The tiled living area adjoins the alfresco area for easy outdoor living, whatever the Season. Conveniently located, just a 20-minute walk to Huntlee Shopping Centre, Coles, and Huntlee Tavern, making grocery shopping and dining out, a breeze for the whole family. Younger families are easily catered for in the Estate with The Cottage Preschool in North Rothbury, only a few blocks away. Katherine's Landing Park and Playground is located at the end of the street and features a sandstone seating area making it just the place to catch-up with family and friends for an informal picnic. The exciting Huntlee District Park is a short drive away and is a wonderland of fun for active and energetic children. Whether you're looking for a first home or a low-maintenance rental property, this residence is an excellent choice. The easy-to-maintain grounds and gardens ensure that upkeep is minimal. Additionally, the property is a short drive to wineries, cafes, restaurants, and the Hunter Expressway, offering a plethora of entertainment and employment options, right at your doorstep. Don't miss out on this fantastic opportunity to own a modern and conveniently located home in family-friendly, North Rothbury. Zoning: R1 General Residential Land Area: 595sqm approximate Council: Cessnock City Council Land Rates: \$2004pa approx Water Rates: \$688pa approx Potential Rent: \$680-\$700 per week 'PREVIEW' This means the property has just been listed and is in the first weeks of marketing. If you inspect the home, you will be amongst the first buyers to view the property. The sellers have not yet formally set a price for the property as they want to obtain feedback from the market prior to promoting a price. Century 21 will provide you with information on recently sold properties in the area whilst the property is being promoted for sale by Preview. You can definitely buy a property during the 'Preview' promotion, there is no barrier to making an offer to purchase the property. The seller can accept an offer at any time. We have obtained all information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. Photos maybe digitally edited and include virtual furniture.