

88 Melbourne Street, Abermain, NSW 2326



House For Sale

Wednesday, 24 April 2024

88 Melbourne Street, Abermain, NSW 2326

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 569 m2

Type: House



Bryce Gibson

0240506000

\$595,000 - \$629,000

Welcome to this beautifully renovated double brick home that combines modern features with 2 spacious outdoor areas, ample storage and 3 large bedrooms. This home offers plenty of space for comfortable living. The interior showcases a decorative fireplace, high ceilings, plantation shutters and timber flooring to main living spaces, adding a touch of charm to the property. The home boasts an updated eat in kitchen that provides abundant bench space, perfect for the chef of the house, with the added bonus of gas stainless steel appliances, including a dishwasher for added convenience. The separate lounge/living space includes air conditioning comfort, with a single French style door that leads onto the wrap around deck. All three large bedrooms offer floor to ceiling wardrobes with ceiling fans. The main bedroom includes an air conditioner for year-round comfort. The front two rooms feature external security roller shutters to block out light and sound making them the perfect room for shift workers or families with young children. The modern bathroom offers a separate bath and shower. The laundry is conveniently located from the back deck allowing for easy access to the clothesline. This property features extensive storage options, with an outdoor storage room, garden shed and attic space accessible from the hallway. For outdoor entertaining this property offers a wrap-around patio connecting the front door to the lounge room with views over fruit trees and a side yard. At the rear of the property there is a partially enclosed deck that overlooks the fully fenced 569 sqm backyard, perfect for growing families and entertaining guests. This property is conveniently located 11.4kms to Kurri Kurri CBD, 7.3kms to the Hunter ExpressWay entrance and 8kms to Cessnock CBD, 425metres to Abermain Primary School. Snapshot of this great property:- Three large bedrooms with built in robes - main bedroom with air conditioning- Large renovated eat in kitchen featuring gas stainless steel appliances and dishwasher- Plantation shutters throughout and block out shutters to front bedrooms- Covered outdoor entertaining area - carport with fully enclosed yard- 7.3kms to Hunter Expressway - 11.4kms to Kurri Kurri CBD and 8kms to Cessnock CBD.- Council rates \$464.00 per quarter approx. - Water rates \$452.73 per quarter approx.- Rental price guide \$470-490 per week. For further details and to take your next step please contact Bryce Gibson on 0422 227 668 or the Sales Team on 4056000 for further details.