

**45 Atkinson Street, Bellbird, NSW 2325**



**Sold House**

Friday, 1 September 2023

45 Atkinson Street, Bellbird, NSW 2325

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 516 m2**

**Type: House**

## Contact agent

Immerse yourself in the charm of this pleasant three-bedroom, one-bathroom cottage nestled in the peaceful neighborhood of Bellbird. With its quaint façade, front verandah, and a charming white picket fence, this home exudes an abundance of warmth and character. The cozy interior boasts a split system air-conditioning unit in the lounge room, keeping you comfortable year-round and carpet in all of the bedrooms. Stylish and practical, the eat-in kitchen features a sleek white tile splash back, plenty of cabinetry space and LED down lights, creating a tasteful and functional space for culinary adventures. Flooded by natural light, the bathroom is complete with a laundry area and a water closet adding convenience to your daily routine. Location is key, and this cottage offers the perfect blend of peaceful living and convenience and being just a short 8-minute drive to Cessnock CBD, you'll enjoy easy access to all amenities while relishing the tranquility of Bellbird. For families with young ones, Bellbird Primary School is a mere 600 meters away, ensuring an easy, stress-free walk to education and Bellbird Preschool is also within a comfortable 1.5km distance, providing plenty of convenience for parents. Carmichael Park and Sports ground which is located just 1.8km away, provides endless opportunities for outdoor activities and leisure for the kids. This cottage presents an affordable entry into the property market, whether you're starting your home-ownership journey or seeking an investment opportunity, this cottage caters to a diverse range of buyers. it's affordable. it's adorable. And it could be yours, so don't miss out!

- Split System Air-conditioning - Low maintenance 516m<sup>2</sup> parcel of land - Walking distance to Bellbird Primary School (600m) approx. and 1.5km to Bellbird Preschool approx. - A short 8-minute drive to Cessnock CBD (5.3km) approx. - Fully fenced. - Affordable price point