

# Unit 6/35 Rawson St, Aberdare, NSW 2325

**STERNBECKS**  
EST. 1954 HUNTER VALLEY

## Unit For Sale

Tuesday, 25 June 2024

Unit 6/35 Rawson St, Aberdare, NSW 2325

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Michael Cleaves  
0249907000

## Guide \$440,000

This modern two-bedroom unit, situated in a highly sought-after area of Aberdare, offers both comfort and convenience. Located in a private complex, it is within close proximity to schools, sporting amenities, and just a short stroll to the Cessnock CBD. Key Features: Two bedrooms with built-in wardrobes Family bathroom with separate bath and shower Modern kitchen with ample natural light Open plan living area with glass sliding door leading to an enclosed rear courtyard Single garage with internal access Financial Details: Council rates: \$317 per quarter Strata fees: \$788 per quarter Currently tenanted at \$390 per week until November 2024, with a reliable tenant eager to continue their stay. Experience modern living in a prime location—schedule your inspection today! Property Code: 2926