

## Abermain, 3 Charles Street

### Updated Three Bedroom Home

This freshly updated 3-bedroom home features new carpet, ceiling fans, roller blinds, and a well-kept bathroom with a large shower and second toilet in the laundry.

The neat kitchen offers plenty of storage and is equipped with electric cooking appliances. Enjoy year-round comfort with split system air conditioning and a cosy fireplace.

A separate teenager's retreat includes its own A/C, ceiling fan, and carpet ideal for guests, a home office, or extra living space. Entertain outdoors in the fully screened alfresco area.

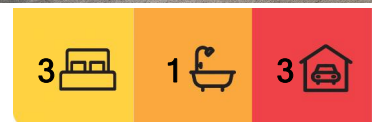
Fantastic location just 560m to Abermain Public School, 150m to Abermain Hotel, and a short walk to Howe Sports Park.

#### PROPERTY QUICK FACTS

- Brand new carpet



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Lease**  
Please Call

**View**  
[ljhooker.com.au/1HS2F5N](http://ljhooker.com.au/1HS2F5N)

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**LJ Hooker Cessnock**  
**(02) 4050 6000**

- Ceiling fans
- Split system air conditioning
- Three bedrooms
- Teenage retreat
- Double garage

**LEASE ENQUIRIES AND CONDITIONS**

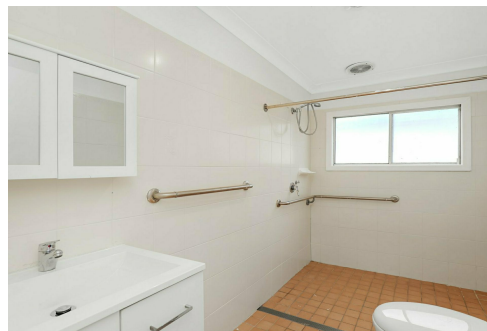
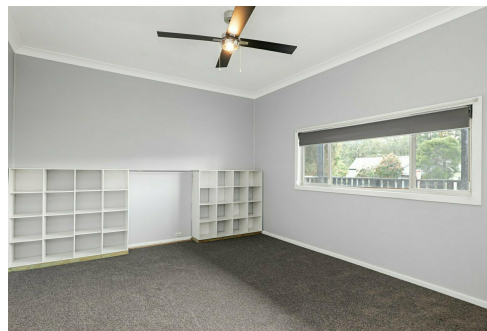
- Lease period is 6 months
- Pets on application
- Application forms can be collected at time of inspection
- Identification is required at time of viewing
- Designated Open houses duration are 10 minutes only

**More About this Property**

<b>Property ID</b>	1HS2F5N
<b>Property Type</b>	House
<b>Including</b>	Air Conditioning Toilets (2) Secure Parking

**Courtney Bradbury 0456 444 100**  
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 Senior Property Manager | property.cessnock@ljhooker.com.au

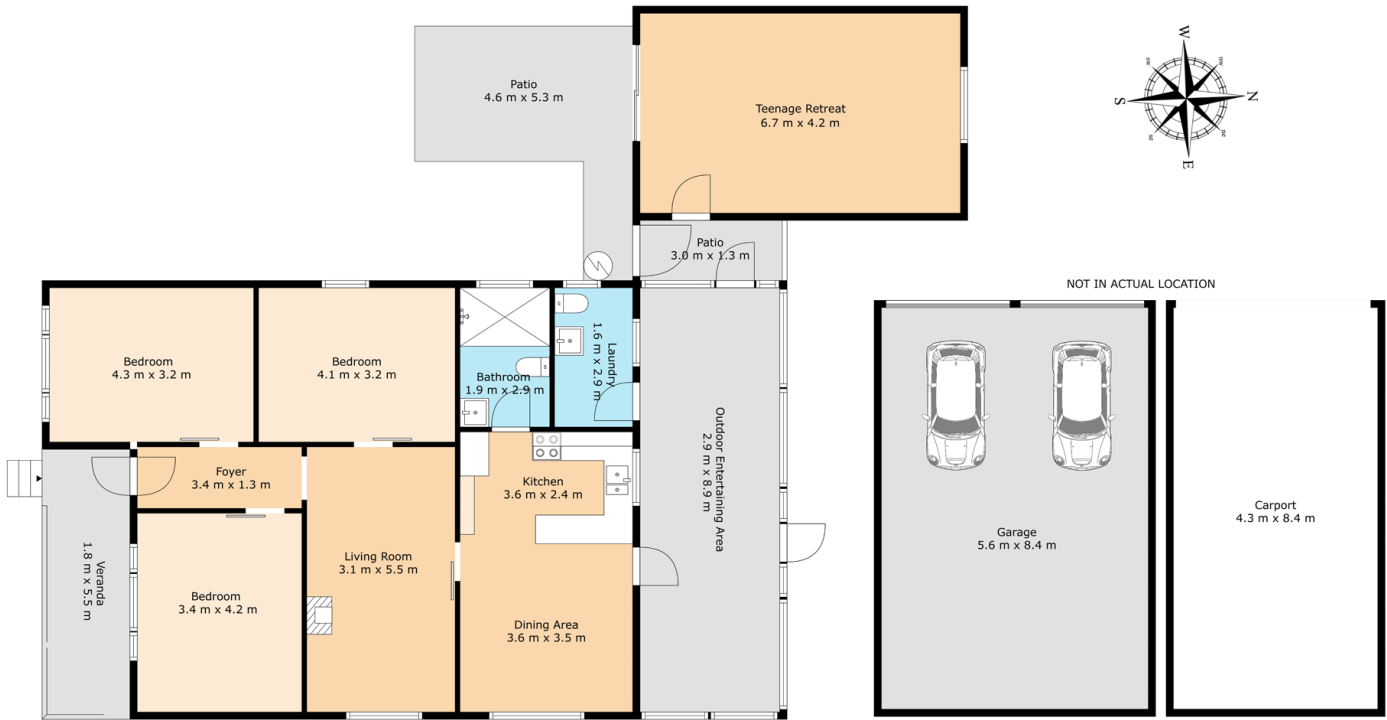
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**TOTAL: 126 m<sup>2</sup>**

FLOOR 1: 126 m<sup>2</sup>

EXCLUDED AREAS: CARPORT: 36 m<sup>2</sup>, GARAGE: 47 m<sup>2</sup>, PATIO: 19 m<sup>2</sup>,  
OUTDOOR ENTERTAINING AREA: 26 m<sup>2</sup>, VERANDA: 10 m<sup>2</sup>

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