

## Cessnock, 23 Allandale Road

### "Cute Weatherboard Cottage"

Nestled in the heart of the Hunter Valley, this beautifully renovated home offers the perfect blend of modern convenience and timeless charm. This property delivers with its thoughtful design, abundant natural light, and seamless open-plan layout.

From the moment you arrive, you'll be captivated by the home's striking entryway. A high private fence opens to a cozy timber porch framed by wide brick columns, setting the tone for the character that flows throughout. Inside, neutral tones and original features combine to create a warm and inviting atmosphere. Soaring 12-foot ceilings, polished timber floorboards, and oversized windows enhance the sense of space, while pendant lighting, ceiling fans, and reverse-cycle air conditioning ensure year-round comfort.

The generous main living area leads effortlessly into a newly updated kitchen and a spacious dining area that could easily serve as a second living space. The kitchen itself is a standout, featuring timber benchtops, a tiled splashback, stainless steel appliances-



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**Contact**  
**Karen McMichael**  
[kmcmichael.maitland@ljhooker.com.au](mailto:kmcmichael.maitland@ljhooker.com.au)

**LJ Hooker Maitland**  
**(02) 4933 5511**

including a chef's oven, cooktop, rangehood, and dishwasher-and ample cupboard and bench space. There's even room for a dining table within the kitchen, making it a true heart of the home.

Accommodation includes three oversized bedrooms, with the master offering a built-in robe. Each room is filled with natural light, fitted with ceiling fans, and finished with plush carpet underfoot. The bathroom has been tastefully updated with neutral tones, stainless steel tapware, and a luxurious rain shower head. A separate renovated laundry adds further functionality, boasting additional storage, bench space, a double sink, and feature tile splashback.

Step outside to enjoy a covered pergola that overlooks the private, fully fenced backyard. The property also offers vehicle access to the rear yard and a lock-up garage.

Set on a 607sqm parcel of land, this home is superbly located at the gateway to the Hunter Valley Vineyards, just moments from Wine Country Drive. It's within walking distance to Cessnock CBD, and conveniently positioned approximately one hour from the Central Coast and two hours from Sydney.

\* Photos not to be relied upon

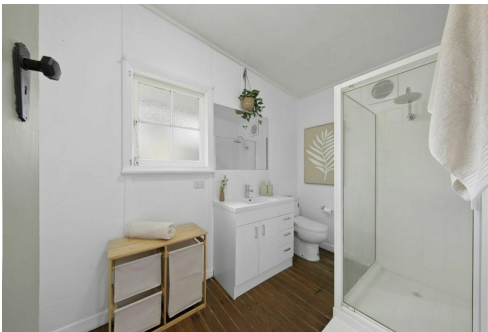
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## More About this Property

Property ID	1E62F6H
Property Type	House

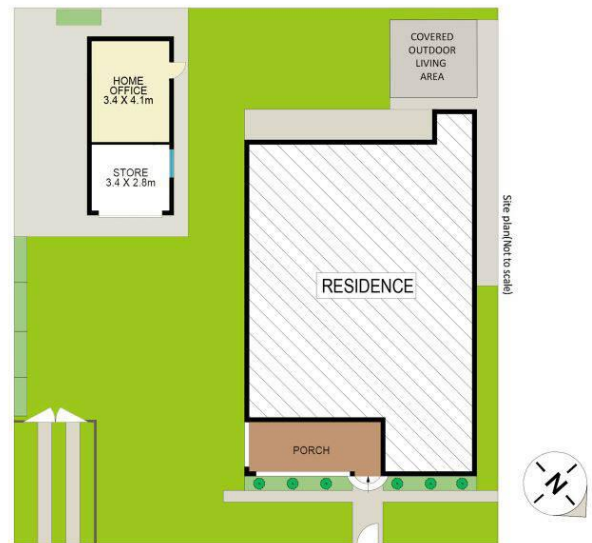
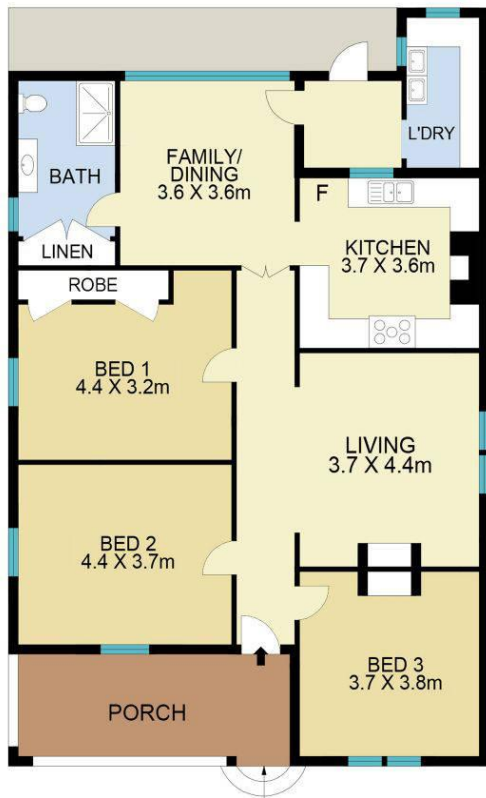
**Karen McMichael**  
Property Investment Manager | [kmcmichael.maitland@ljhooker.com.au](mailto:kmcmichael.maitland@ljhooker.com.au)

**LJ Hooker Maitland (02) 4933 5511**  
24 Ken Tubman Drive, MAITLAND NSW 2320  
[maitland.ljhooker.com.au](mailto:maitland.ljhooker.com.au) | [maitland@ljhooker.com.au](mailto:maitland@ljhooker.com.au)



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Maitland

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