

Aberdare, 130 Rawson Street

Prime Quarter-Acre with Rear Lane Access in Aberdare

This Delightful three-bedroom home in the heart of Aberdare presents an excellent opportunity for all home owners and investors looking to develop or enjoy a generous land area of 1,012 sqm, this property offers ample space for potential development or renovation, making it a promising addition to your portfolio.

Property Quick Facts:

Zoning: R2 Low density, Rear Lane Access
Land Area: 1,012 sqm
Existing house: Bedrooms: 3 - Bathroom: 1
Double Garage - Double Carport - Workshop

Nearby Schools:

- Cessnock Primary School is on the same street 1.39km walk away
- Cessnock High School is Located only 910m away



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.

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For Sale
Please Call

View
lghooker.com.au/1HPVF5N

Contact
Nathan Peters
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Bryce Gibson
0422 227 668
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LJ Hooker Cessnock
(02) 4050 6000

- Aberdare preschool is Perfect for families with younger children, fostering early education and care only 550m away

Step inside to find comfortable living spaces. The lounge is fitted with a split system air-conditioner for year-round comfort, complemented by ceiling fans in the front two bedrooms, kitchen, and lounge to ensure good airflow throughout the home. The kitchen adds a touch of character and timeless charm ready for immediate use or future upgrades to suit your style, while the internal laundry offers practicality and room for extra storage.

Enjoy the benefits of a covered patio area, ideal for alfresco dining or entertaining guests in any weather. The inviting front verandah provides a charming spot to enjoy a morning coffee or relax in the afternoon sun. Rear lane access adds flexibility for parking, storage, or potential future projects. The expansive backyard offers plenty of room for gardening, a children's play area, or further enhancements to make the space your own.

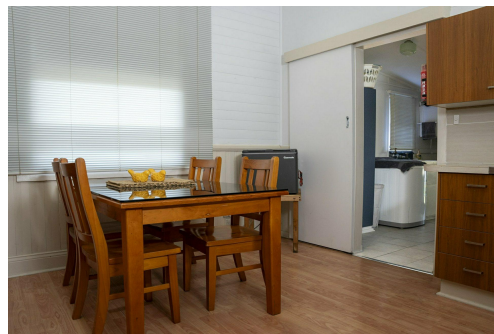
For more information and to arrange your inspection of this amazing opportunity please contact Listing Agent Nathan Peters at LJ Hooker Cessnock today on 0466 636 990.

More About this Property

Property ID	1HPVF5N
Property Type	House
Land Area	1012 m2
Including	Air Conditioning Workshop Built-in-Robes Secure Parking Fully Fenced

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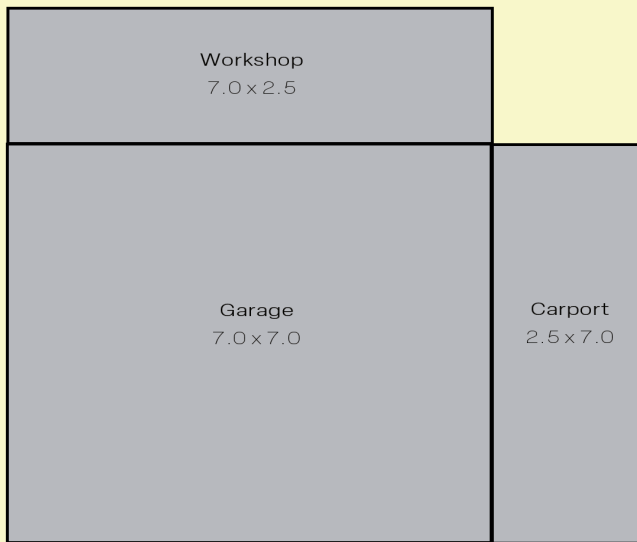


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