



171 Mathieson Street, Bellbird Heights

Room to Grow, Room to Live — Your Family's Next Chapter Starts Here

Some homes just make sense the moment you walk in and 171 Mathieson Street is exactly that home. Set high on the hill with sweeping mountain views across the valley, this well-proportioned family residence has been loved, lived in, and beautifully looked after. Now it's ready for its next family to write the next chapter.

Wide and welcoming, the layout here has been designed with real family living in mind. Polished timber floors and a light-filled formal lounge greet you at the front door, framing those first glimpses of the mountain views that make this address so special. Flow through to the heart of the home; a warm, characterful kitchen with a generous island bench, built-in oven and dishwasher, opening onto a casual dining space perfect for the after-school chaos and Sunday morning pancakes alike. With Good-sized bedrooms throughout give every family member their own space to unwind, and reverse cycle air conditioning in every room, plus the living area, means year-round comfort no matter the season.

Here's the part every family will love; step outside and the lifestyle only

4 3 2

FOR SALE
\$880,000

VIEW
Sat 26th Sep @ 1:00PM - 1:30PM

AGENTS
Bryce Gibson
0422 227 668
bryce.gibson@ljhooker.com.au

AGENCY
LJ Hooker Cessnock
(02) 4050 6000

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.

 **LJ Hooker**

A double garage and secure off-street parking take care of the practical side of family life, while the elevated position captures every bit of that golden afternoon light. This home has had a new roof, gutters and downpipes installed, so you can move in and simply enjoy, without a renovation list hanging over your head. It's a rare find in the market right now: all the character and space families are searching for, with the big-ticket items already taken care of.

Homes offering this much space, this much view, and this much peace of mind don't come up often. If you've been waiting for the one that lets your family put down roots and grow, this is it. Contact Bryce Gibson today 0422227668 to arrange your inspection

- Stunning mountain views. - Generous sized bedrooms throughout.
- Reverse cycle air conditioning in every bedroom and the living area.
- New roof, gutters and downpipes. - Master bedroom with private ensuite. - Family bathroom with deep spa bath.
- Kitchen with island bench, built-in oven and dishwasher. - Large outdoor entertainment area.
- Large in-ground swimming pool - Double garage plus off-street parking. -Elevated, family-friendly Bellbird Heights
- Close to Bellbird Public School and local parks. - Minutes to Cessnock shops, schools and services.



MORE DETAILS

Property ID	1JC5F5N
Property Type	House
Land Area	677 m2
Including	Air Conditioning
	Pool
	Balcony
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Roof replaced in the last 2 years

Bryce Gibson 0422 227 668

Sales Agent | Auctioneer | Valuer | Business Owner |
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