







14 George Street, Cessnock

Character Living with a Backyard to Love

Presenting an exciting opportunity in the heart of Cessnock, this spacious three-bedroom residence brings together generous proportions, impressive outdoor entertaining and an expansive 743sqm parcel to create a home with genuine versatility for families and investors alike.

From the moment you enter, the home reveals a warm and distinctive living space, where an exposed brick feature wall, timber-lined ceiling and exposed beams bring character to the generous 6.6-metre-long living room. Continuing through the home, all three bedrooms feature built-in robes, before the floorplan opens into the substantial tiled kitchen and dining area. Designed with everyday practicality in mind, the kitchen offers extensive bench and cabinetry space, gas cooking and a walk-in pantry, while split-system air-conditioning provides year-round comfort. A centrally positioned bathroom and convenient second toilet within the laundry services the property well.

An expansive entertaining area connects with a separate enclosed BBQ area, creating excellent flexibility for hosting. Within, the fully fenced backyard lies an inground swimming pool while a substantial stretch of lawn provides further space for children, pets or simply

3 1 2

FOR SALE
$765,000

VIEW
Sat 28th Nov @ 1:00PM - 1:30PM

AGENTS

Nathan Peters
0466 636 990
home.cessnock@ljhooker.com.au

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.

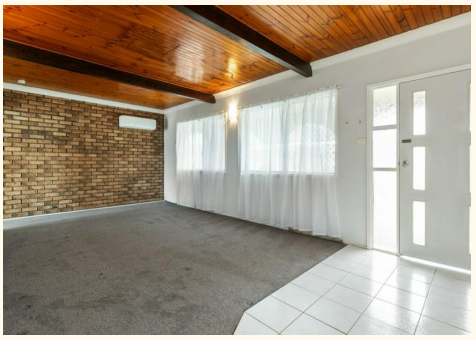
enjoying the generous block. A roller-door garage and carport are complemented by a garden shed and additional lock-up shed, providing excellent vehicle accommodation and storage.

Positioned within convenient reach of Cessnock's everyday amenities, the home enjoys easy access to local primary and secondary schools, Cessnock CBD and Vincent Street shopping, sporting and recreational facilities, TAFE and Cessnock Hospital. Combined with its R3 Medium Density Residential zoning, the location and substantial allotment add another dimension of appeal for buyers considering the property's longer-term potential, subject to council approval.

Property features:
- 3 Bedrooms all with Built in Robes
- Ceiling fans in 2 out of 3 bedrooms and the kitchen
- Split-system air-condition in the living room and kitchen
- Large tiled kitchen and dining area with Walk in pantry
- Gas connections throughout and Gas cooktop
- Fully fenced 743 Sqm block on R3 Medium Density residential
- Expansive enclosed BBQ area and outdoor entertainment
- Second Toilet located in Laundry
- Roller door Garage and Carport
- Garden shed and Lock up shed
- Inground pool
- Rental Potential of around $580 to $600 per week
- Council Rates $2234 approx. p.a.
- Water Rates $1,016 approx. p.a. based on usage

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











MORE DETAILS

Property ID	1JD0F5N
Property Type	House
Land Area	734 m2
Including	Air Conditioning
	Toilets (2)
	Pool
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

Nathan Peters 0466 636 990
Sales Associate | home.cessnock@ljhooker.com.au
Bryce Gibson 0422 227 668
Sales Agent | Auctioneer | Valuer | Business Owner |
bryce.gibson@ljhooker.com.au

LJ Hooker Cessnock (02) 4050 6000
84 Vincent Street, CESSNOCK NSW 2325
cessnock.ljhooker.com.au | cessnock@ljhooker.com.au

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
Cessnock

14 George St, Cessnock

0 m. 1 2 3

N

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