

The Difference

SOLD BY

**GIBSON
07 668**

Sold



16 Alpine Avenue, Cessnock




Under Contract Open Home Cancelled

This modern, contemporary four-bedroom family home combines modern style with easy, low-maintenance living, featuring open-plan carpeted living areas, a separate dining space that opens to a private outdoor entertaining area, plus the standout feature of a dedicated recreation room a luxury rarely found in comparable four-bedroom properties. The sleek kitchen is appointed with an electric oven, cooktop and dishwasher, while a split-system air conditioner ensures year-round comfort.

All four bedrooms include built-in wardrobes; the master suite offers a walk-in robe and ensuite. A double lock-up garage with internal access and a fully fenced yard complete the picture, making this property perfect for both families seeking their forever home and savvy investors looking for a quality asset close to Cessnock's shops, schools and renowned vineyards.

Property Facts

- Four bedrooms with built-in robes; master with a walk-in robe and ensuite
- Dedicated recreation room - perfect for home theatre, kids' playroom, or additional entertaining space

4  2  2 

FOR SALE

Please Call

AGENTS

Bryce Gibson
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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**

- Generous 201sqm of total home size - significantly larger than most 4-bedroom homes in the area
- Built October 2017 - modern construction with minimal maintenance requirements
- Modern kitchen with electric oven, cooktop and dishwasher
- Separate dining area opening to outdoor entertaining space
- Carpeted living areas and split-system air-conditioning - Double lock-up garage with internal access
- Fully fenced yard on a manageable 500sqm easy-care block

For investors this exceptional 2017 built property delivers compelling investment returns through strong rental yields and capital growth potential in Cessnock's expanding market. Currently generating \$600 weekly with a secured tenant until November 2025, it offers immediate cash flow with upside to market rates of \$620-\$640 per week.

Strategically located near schools, shopping, and the Hunter Valley wine region, the modern 201sqm home on a manageable 500sqm block ensures minimal maintenance while driving consistent rental demand. The quality 8 year old construction provides both reliable tenant attraction and long term capital appreciation in this desirable growth location.

For owner-occupiers, at 201sqm, this home offers significantly more living space than typical 4 bedroom properties in the area, ensuring your family has room to grow and thrive. The recreation room transforms everyday living whether you envision a home cinema, children's playroom, home gym, or quiet retreat space. Built in 2017, you'll enjoy modern conveniences and low maintenance living for years to come. Combined with the spacious kitchen, separate dining, and outdoor entertaining area, this home offers the lifestyle flexibility and generous proportions that are impossible to find in standard 4-bedroom properties.

For more information, contact listing agent Bryce Gibson 0422 227 668.

MORE DETAILS

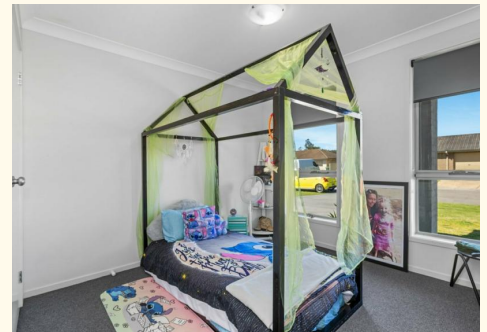
Property ID	1HY3F5N
Property Type	House
House Size	201.4 m2
Land Area	500 m2
Including	Ensuite Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

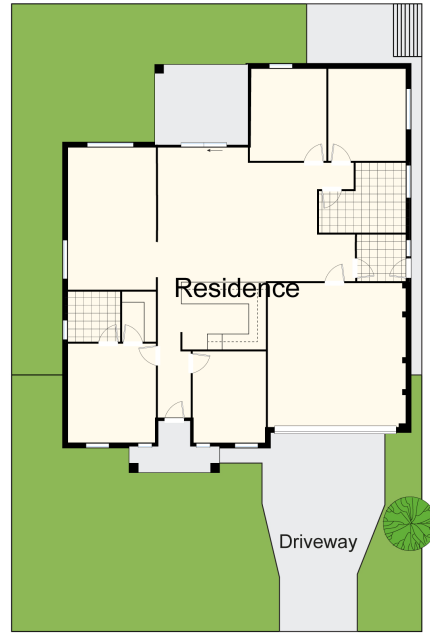
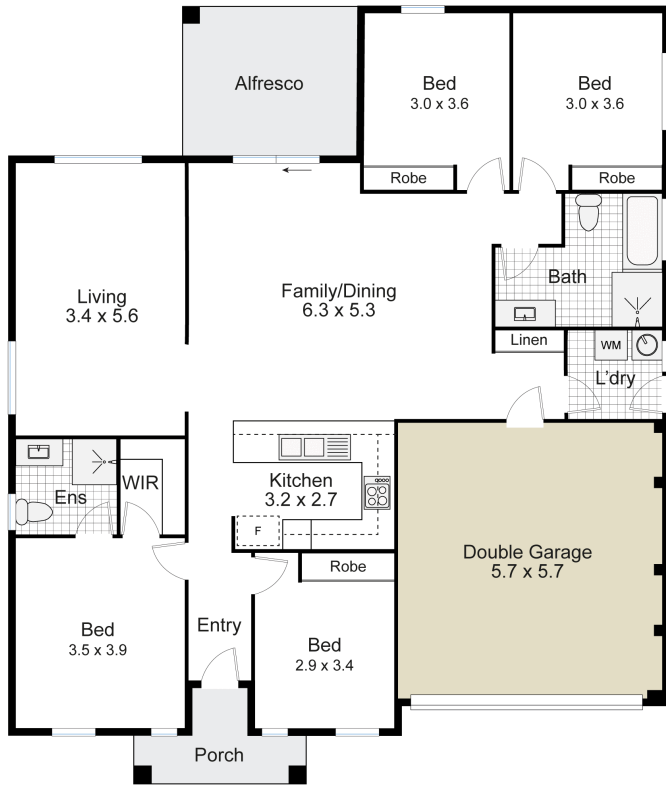
Bryce Gibson 0422 227 668

Sales Agent | Auctioneer | Valuer | Business Owner |
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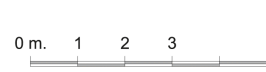
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