



18A Edith Street, Cessnock

Timeless Period Charm - First time ever listed!

Behind the classic weatherboard this stunning period cottage delivers character, comfort and practicality. Beautifully maintained and thoughtfully updated, it offers the warmth of traditional craftsmanship alongside the everyday conveniences making it an ideal choice for first home buyers, owner occupiers and savvy investors who appreciate character and style.

Stepping inside, the home immediately showcases its stunning ornate ceilings and decorative cornices, creating a sense of charm that is increasingly hard to find. The three bedroom layout is well proportioned and supported by a modern main bathroom and the added convenience of a second toilet in the laundry. Split system air-conditioning throughout and a centrally located gas heater ensure year round comfort. A sunroom overlooking the backyard provides additional flexibility, while the secure 625sqm block features a private enclosed rear verandah, carport, and a single garage complete with built-in workbench and studio room perfect for storage, hobbies or a home workspace.

Positioned in a convenient pocket of Cessnock, the home offers easy access to essential amenities. Cessnock Hospital is approximately

3 1 2

FOR SALE

Please Call

AGENTS

Nathan Peters
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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

2.3km, along with the Cessnock CBD approx. 1.9 km away, Families will appreciate being within the catchment for Cessnock West Public School and Mount View High School.

Property Quick Facts:

- 3 Bedroom Period style cottage home with BIR and roller shutters
- Modern Main Bathroom with Second toilet in the laundry
- Beautiful periodic ornate ceilings and cornices
- Carport and Single Garage with Built in Workbench and Studio room
- 625 Sqm Block securely Fenced on R3 Medium density
- Sunroom overlooking the back yard
- Gas heater located in the main living space
- Disability access ramps at the rear of the property
- Privacy enclosed back outdoor verandah
- Split system Air-conditioners Throughout
- Walk in pantry, Electric oven and Solar hot water system
- Council Rates approx. \$1752 p.a.
- Water Rates approx. \$754 p.a.

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

MORE DETAILS

Property ID	1J45F5N
Property Type	House
Land Area	625 m2
Including	Air Conditioning Toilets (2) Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Solar Hot Water Studio

Nathan Peters 0466 636 990

Sales Associate | home.cessnock@ljhooker.com.au

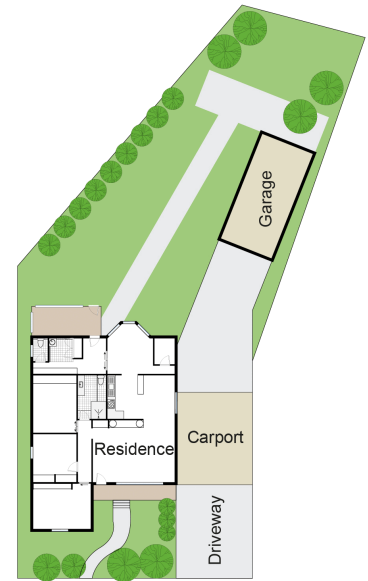
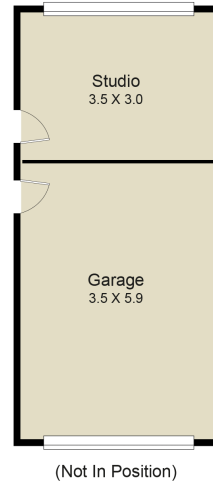
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Sales Agent | Auctioneer | Valuer | Business Owner | bryce.gibson@ljhooker.com.au

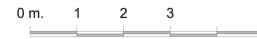
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