

19 Myra Street, Cessnock

## Beautiful Brick and Tile Home in the Heart of Hospital Hill

Positioned in the heart of the highly sought-after Hospital Hill precinct, this solid brick and tile home presents a fantastic opportunity for investors, first home buyers, and owner occupiers alike. Set on a generous parcel of land and enjoying a peaceful parkland outlook, the home combines comfortable living with a location that continues to perform strongly.

The home offers three well-sized bedrooms with built-in robes, a main bathroom and ensuite, and timber floorboards throughout. The functional layout is complemented by plantation shutters, electronic blinds, ceiling fans and split system air-conditioning for year-round comfort. The kitchen and laundry have been renovated, featuring gas cooking, a dishwasher and a walk-in pantry.

A single drive-through garage with carport provides convenient off-street parking, and the fully fenced 814sqm block offers space for children, pets, or potential future additions such as a pool (STCA).

Hospital Hill is one of Cessnock's most tightly held and desirable locations, prized for its elevated position and proximity to key amenities. The property is approximately 1.9km to Cessnock CBD with cafes, shops and public transport. Around 500m to Cessnock

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**FOR SALE**

Please Call

**AGENTS**

Nathan Peters

0466 636 990

home.cessnock@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**

Hospital, and approximately 2.3km to Mount View High School and Cessnock West Public School, Overlooking public recreation land, the home enjoys a peaceful, open outlook while remaining close to everything needed for everyday living.

Property information:

- 3 Bedrooms with Built-in Robes
- Main Bathroom and Ensuite
- Single drive through Garage and Carport
- Fully Fenced 814 Sqm Block on R2 Low density
- Timber floorboards throughout
- Plantation shutters and electronic blinds
- Ceiling fans and split system air-conditioning
- Electric hot water system and Gas heating connecting points
- Renovated laundry and Gas cooking kitchen with walk in pantry
- Overlooking a public recreation land area
- Council Rates \$1,784.00 approx. p.a. - Water Rates \$579.09 approx. p.a

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 DETAILS

Property ID	1J29F5N
Property Type	House
Land Area	814 m2
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Floorboards Built-in-Robes Secure Parking Fully Fenced

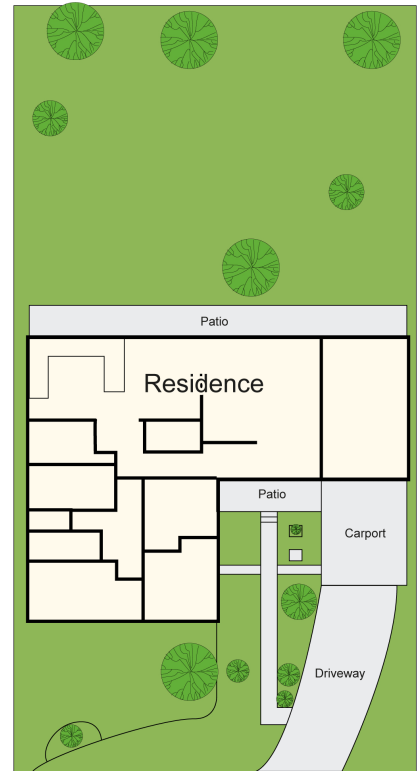
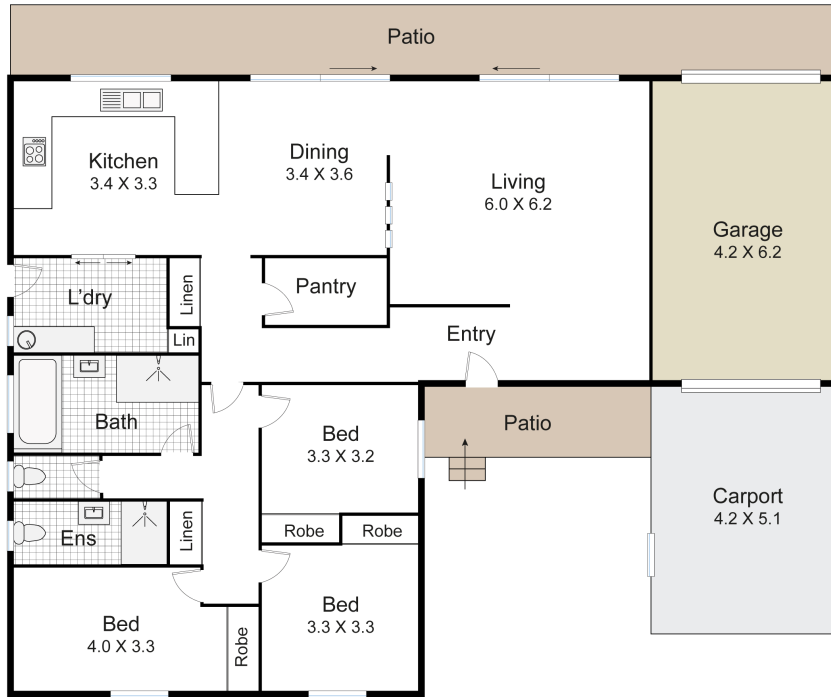
**Nathan Peters 0466 636 990**

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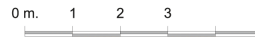
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