



28 Edith Street, Cessnock




## Excellent Corner block with Expansive Potential

This beautifully restored cottage blending period charm with modern convenience. Perfectly positioned on a desirable corner block, this home is ideal for first-home buyers, families, or developers seeking future potential being on an R3 medium density residential block.

Step inside to discover a warm and inviting interior featuring classic fretwork and a feature fireplace, offering the character with the comfort of today. The home has been freshly repainted and restored, boasting a modern kitchen and ensuite bathroom while retaining its cottage charm.

Outdoors, the property shines with established gardens and ample space to enjoy, complemented by a double garage. The block also presents an opportunity for further development, with room to add a granny flat at the rear (STCA).

Located within the Cessnock West Public School catchment, just 580m away, and only 1.31km to Mount View High School, the home also offers convenience being only 2km from the Cessnock CBD. Families will love the proximity to parklands and public transport.

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### FOR SALE

Please Call

### AGENTS

Nathan Peters

0466 636 990

home.cessnock@ljhooker.com.au

Bryce Gibson

0422 227 668

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### AGENCY

LJ Hooker Cessnock

(02) 4050 6000

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

### Property Highlights:

- Cottage-style home with 3 bedrooms and 1 bathroom
- Restored and repainted with period details and fretwork
- Modern kitchen and bathroom
- Feature fireplace with option for natural gas heater
- Double garage on a corner block
- Stunningly established gardens
- Opportunity to add a granny flat (STCA)
- Family-friendly location close to schools, CBD, parks, and transport
- Council Rates \$1,672.24 approx. p.a.
- Water Rates \$645.84 approx. 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	1HXXF5N
Property Type	House
Land Area	507 m2
Including	Ensuite Air Conditioning Toilets (2) Courtyard Dishwasher Floorboards Built-in-Robes Secure Parking Fully Fenced

### Nathan Peters 0466 636 990

Sales Associate | [home.cessnock@ljhooker.com.au](mailto:home.cessnock@ljhooker.com.au)

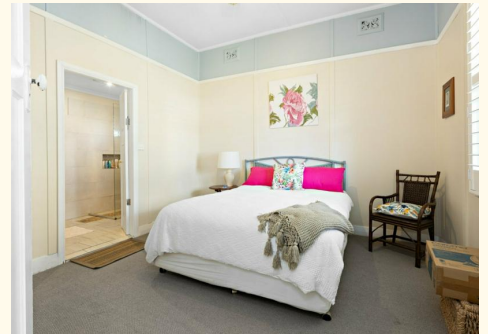
### Bryce Gibson 0422 227 668

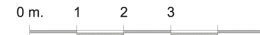
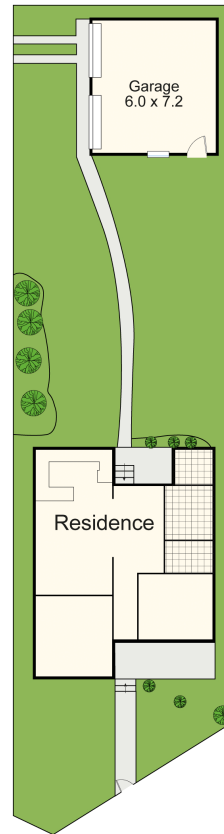
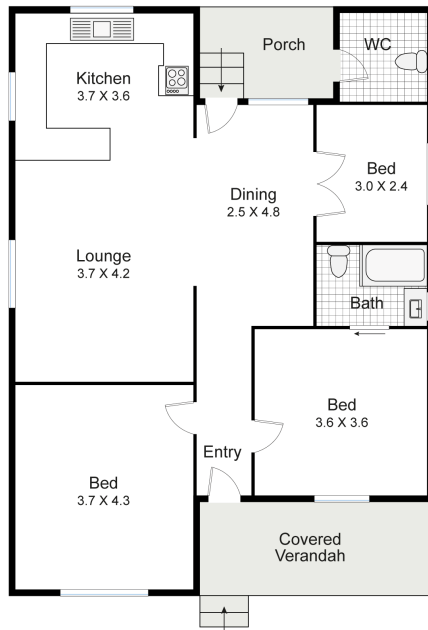
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