






281 Mount View Road, Cessnock

## Spacious Family Living on an Expansive 2,312sqm Corner Block

Positioned on a generous 2,312sqm corner block within Cessnock, this substantial brick and Colorbond residence delivers the perfect balance of space, comfort and family-friendly living. Built in 2006 and thoughtfully designed with multiple living zones and impressive entertaining spaces, the home offers flexibility for growing families while providing the rare benefit of a large residential parcel within town.

Inside, the home offers generous proportions and multiple living areas designed for comfortable family living. The modern kitchen is well appointed with a walk-in pantry, gas cooktop, electric oven and integrated dishwasher, positioned to service both formal and informal dining areas. A spacious sunroom/billiard room complete with an attached bar creates the perfect space for entertaining, while ducted air-conditioning and a gas heater ensure year-round comfort throughout the home. The main bedroom is privately positioned and features a walk-in robe, ensuite and charming lead light window sitting area.

5  3  2 

**FOR SALE**

\$1,499,000

**VIEW**

Sat 11th Apr @ 11:30AM - 12:00PM

**AGENTS**

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**AGENCY**

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 **LJ Hooker**

Externally, the property offers outstanding space and versatility. The expansive rear deck flows seamlessly out to a large rotunda set up for BBQ entertaining, creating a fantastic outdoor area to host family and friends. The wide corner block allows for excellent side access and ample room for additional vehicles, caravans or trailers, while a charming duck pond adds character to the grounds. A front yard pergola and established open space further enhance the outdoor lifestyle this property provides.

Conveniently located approximately 1km to Mount View High School, around 3km to Nulkaba Public School, Approximately 10km to the Hunter Valley vineyards and just 3.3km to the Cessnock CBD, placing everyday amenities, schools and services within easy reach while still enjoying the space and privacy of a large residential block.

Property Quick Facts:

- 5 Bedrooms main with lead light window sitting area, WIR and ensuite
- Third Bathroom in the garage - Main Bathroom is an unfished renovation
- Remote double garage with workshop space
- 2006 Built Brick home with Colorbond roof
- Sunroom/Billiard room with attached Bar
- 2312 Sqm corner block on R2 Low Density
- Ducted Air-conditioning throughout and gas heater
- Modern kitchen with walk in pantry. gas cook top, electric oven and integrated dishwasher
- Separate formal dining, meals area and lounge room
- Expansive back deck and large Rotunda
- Front Yard pergola
- Duck pond and Bio Cycle Septic system

Homes offering this level of space, flexibility and entertaining potential on such a large in-town block are increasingly rare. 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 1J4SF5N  
Property Type House  
Land Area 2312 m2  
Including Ensuite  
Air Conditioning  
Ducted Cooling  
Ducted Heating  
Toilets (3)  
Alarm  
Deck  
Dishwasher  
Built-in-Robes  
Secure Parking  
Remote Garage  
Solar Panels  
Water Tank

### **Nathan Peters 0466 636 990**

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

### **Bryce Gibson 0422 227 668**

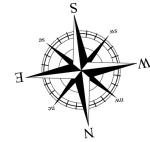
Sales Agent | Auctioneer | Valuer | Business Owner |  
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### **LJ Hooker Cessnock (02) 4050 6000**

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# 281 Mount View Road, Cessnock



**TOTAL: 262 m<sup>2</sup>**  
 1st floor: 262 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 75 m<sup>2</sup>, PATIO: 6 m<sup>2</sup>, GAZEBO: 24 m<sup>2</sup>,  
 VERANDAH: 19 m<sup>2</sup>, DECK: 81 m<sup>2</sup>, STORAGE: 6 m<sup>2</sup>,  
 WALLS: 19 m<sup>2</sup>

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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