

3 Catherine Street, Cessnock

Character, Comfort and a Location That Delivers

Situated just moments from the Cessnock CBD, this charming period home blends classic character with thoughtful modern updates; delivering a lifestyle package that is far greater than its modest footprint suggests. Whether you're entering the market for the first time, looking to rightsize, or seeking a quality investment within walking distance of every essential amenity, 3 Catherine Street is a property that deserves your attention.

The home presents beautifully from the street, with a traditional Bullnose verandah, lush established hedging and solar panels + battery storage adding immediate appeal and everyday practicality. Inside, three well-proportioned bedrooms are complemented by a stylishly renovated bathroom that strikes a genuine design statement — featuring a freestanding bathtub, gloss black subway tiles, brass hardware and a floating vanity that would not look out of place in a boutique hotel.

The eat in kitchen is functional and welcoming, flowing naturally through to the dedicated Lounge room; a comfortable, light-filled space suited to both quiet evenings and casual entertaining. Beyond the living area, a large outdoor entertaining deck measuring 6.8 x

3 1 2

FOR SALE
\$649,000

VIEW
Sat 27th Jun @ 11:00AM - 11:30AM

AGENTS
Bryce Gibson
0422 227 668
bryce.gibson@ljhooker.com.au

AGENCY
LJ Hooker Cessnock
(02) 4050 6000

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Interested parties must rely solely on their own enquiries.

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4.7m creates a true extension of the home, complete with a spa and surrounded by lush, private greenery that makes it a genuine private retreat.

Positioned within walking distance of the Cessnock West Public School. With Vincent Street shops, medical facilities and the hospital also very handy; the location is simply exceptional for everyday convenience.

Quick Facts:

- 3 bedrooms 2 Car spaces
- Renovated bathroom with freestanding bath, black subway tiles and brass hardware
- Open Eat in kitchen - Separate Lounge room
- Outdoor entertaining deck (6.8 x 4.7m)
- Spa - 6.6kW roof top solar panels with 30kW battery storage
- Garden shed - 346.3sqm fully fenced back yard

For further information or to arrange your inspection, contact Bryce Gibson at LJ Hooker Cessnock today on 0422 227 668.

MORE DETAILS

Property ID	1J90F5N
Property Type	House
Land Area	346.3 m2
Including	Air Conditioning Spa Deck Dishwasher Floorboards Solar Panels 15kW battery storage

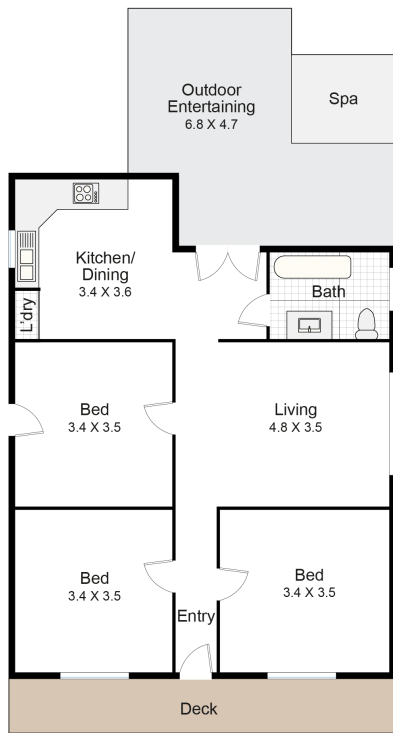
Bryce Gibson 0422 227 668

Sales Agent | Auctioneer | Valuer | Business Owner |
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