

3 Muirfield Avenue, Cessnock




## Space, Style and Lifestyle with Poolside Entertaining

There are homes that tick boxes, and then there are homes that completely redefine what family living should look like.

Built by Coral Homes and extensively upgraded throughout, this impressive residence combines space, style and functionality with a floorplan designed to grow alongside your family. Offering multiple living zones, resort-style outdoor entertaining and an elevated outlook across the neighbouring park land, this is a home that delivers on every level.

Thoughtfully designed for modern family life, the versatile layout features four generous bedrooms, a dedicated study that could easily serve as a fifth bedroom, a separate media room, children's activity room, spacious rumpus room and expansive open-plan living and dining areas. Whether you're working from home, accommodating a growing family or simply looking for room to spread out, this home offers flexibility rarely found in today's market.

At the heart of the home, the stylish kitchen delivers both practicality and sophistication, featuring 20mm stone benchtops, quality Smeg appliances, a walk-in pantry and ample storage. Perfectly positioned

5  2  2 

**FOR SALE**  
\$1,100,000

**VIEW**  
By Appointment

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

**AGENCY**  
LJ Hooker Cessnock  
(02) 4050 6000

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 **LJ Hooker**

to overlook the living spaces and outdoor entertaining area, it's a kitchen designed for everyday living and effortless entertaining. Step outside and discover where this home truly shines.

Large stacker sliding doors create seamless indoor-outdoor flow to the covered alfresco area, complete with outdoor heating, ceiling fans, television connection, external power points and plumbing provisions for an outdoor BBQ kitchen. Whether you're hosting family celebrations, watching the footy with friends or enjoying a quiet evening outdoors, this space has been designed to be enjoyed year-round.

The heated, self-cleaning inground plunge pool creates a true resort-style feel, while the stunning Buschbeck copper and stone BBQ fireplace and pizza oven provides the perfect centrepiece for entertaining. All of this is complemented by peaceful views across the neighbouring park lands creating a wonderful sense of space and privacy.

The master suite offers a private retreat complete with a fully fitted walk-in robe and stylish ensuite, while the remaining bedrooms are generously proportioned and serviced by a well-appointed family bathroom.

#### Additional Features:

- Four bedrooms plus study/potential fifth bedroom
- Media room, rumpus room and children's activity room
- Heated self-cleaning inground plunge pool
- Covered alfresco with outdoor heating, TV point and BBQ provisions with Buschbeck copper and stone BBQ fireplace/pizza oven
- Freshly painted throughout with new floor coverings
- Stone kitchen with Smeg appliances and walk-in pantry
- Ducted air conditioning, plantation shutters and electric blinds
- Oversized double garage plus separate powered single garage and garden shed

Offering premium upgrades, outstanding entertaining spaces and exceptional family functionality, this move-in-ready home presents a rare opportunity to secure a lifestyle property in one of the area's most desirable locations.

Contact Bryce Gibson on 0422 227 668 today to arrange your inspection.

Agent Declares Interest

## MORE DETAILS

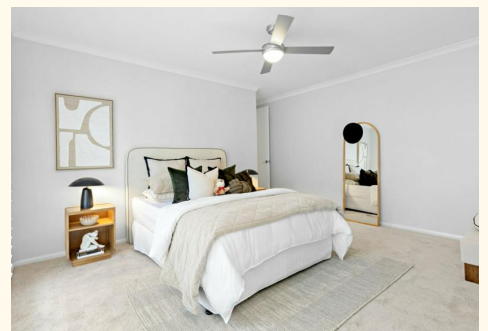
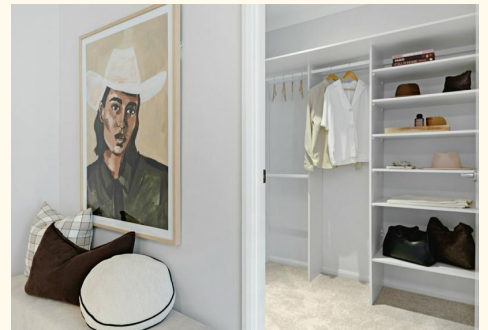
Property ID 1J8HF5N  
Property Type House  
House Size 275 m2  
Land Area 707.6 m2  
Including Study  
Air Conditioning  
Pool  
Dishwasher  
Outdoor Entertaining  
Floorboards  
Workshop  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage  
Solar Panels  
Water Tank  
1.5kW solar  
New paint  
New Flooring  
Timber shutters  
Wood Fire Pizza Oven  
Move in Ready

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

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

### **LJ Hooker Cessnock (02) 4050 6000**

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# 3 Muirfield Avenue, Cessnock



**Total: 201 m<sup>2</sup>**  
 1st Floor: 201 m<sup>2</sup>  
 Excluded Areas: Garage: 39 M<sup>2</sup>, Porch: 7 M<sup>2</sup>, Alfresco Area: 17 M<sup>2</sup>,  
 Patio: 111 M<sup>2</sup>, Yard: 179 M<sup>2</sup>, Shed: 10 M<sup>2</sup>,  
 Walls: 16 m<sup>2</sup>



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