



5 Lang Street, Cessnock

## PRIDE, PERFECTION & PRESENTATION!!

Meticulously maintained and beautifully presented, this outstanding brick and tile residence offers a rare opportunity to secure a home where quality, care and pride of ownership shine through at every turn.

Built in 1994 by the current owners, this Allworth home has been lovingly cared for and it shows. From the moment you arrive, you'll appreciate the immaculate condition and thoughtful layout designed for comfortable family living. Boasting four generous double bedrooms, all with built-in robes, the master suite featuring a stylishly renovated ensuite and walk-in robe.

Versatility is key with three separate living zones, including a formal lounge and dining at the front, a central living area adjoining the kitchen, and a spacious open plan family room at the rear-perfect for growing families or those who love to entertain. Fully serviced reverse cycle ducted air conditioning throughout ensuring comfort all year round.

The country-style laminate kitchen is both functional and inviting, offering ample bench and cupboard space, with the flexibility for

4  2  2 

**FOR SALE**  
\$890,000-\$930,000

**VIEW**  
By Appointment

**AGENTS**  
Kane Bradley  
0423 525 335  
kbradley.maitland@ljhooker.com.au

**AGENCY**  
LJ Hooker Maitland  
(02) 4933 5511

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**

casual eat-in dining. The main bathroom, positioned to service the remaining bedrooms, is impressively spacious and features a large corner bath.

Step outside and be truly impressed. The manicured gardens and pristine yard are nothing short of show quality, creating a stunning backdrop for the expansive outdoor entertaining area-ideal for summer BBQs, family gatherings, or simply unwinding in peace.

Completing the package is a double garage with automatic door and convenient internal access via the laundry, which also includes a third toilet.

Homes of this calibre, cared for to this extent, are incredibly hard to find. Make this a priority inspection-this is one you won't want to miss. Proudly marketed by LJ Hooker Maitland, please call exclusive agent Kane Bradley 0423 525 335 7 days for all inspections & further information.

All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

Agent Declares an interest!!

## MORE DETAILS

Property ID	1F0PF6H
Property Type	House
Land Area	592 m2
Including	Ensuite
	Air Conditioning
	Built-in-Robes
	City Views
	Close to Transport

### Kane Bradley 0423 525 335

Director/Licensee in Charge | [kbradley.maitland@ljhooker.com.au](mailto:kbradley.maitland@ljhooker.com.au)

### LJ Hooker Maitland (02) 4933 5511

24 Ken Tubman Drive, MAITLAND NSW 2320  
[maitland.ljhooker.com.au](mailto:maitland.ljhooker.com.au) | [maitland@ljhooker.com.au](mailto:maitland@ljhooker.com.au)



# 5 Lang Street, Cessnock



ALL SIZES, DIMENSIONS & ELEMENTS ARE APPROXIMATE & INTENDED FOR VIEWING PURPOSES ONLY  
© 2024 Rise Angle Media - All rights reserved  
www.riseanglemedia.com.au

**Total: 180 m<sup>2</sup>**  
1st Floor: 180 m<sup>2</sup>  
Excluded Areas: Garage: 32 m<sup>2</sup>, Undefined: 1 m<sup>2</sup>, Porch: 7 m<sup>2</sup>,  
Covered Outdoor Entertainment/Living : 47 m<sup>2</sup>, Walls: 13 m<sup>2</sup>

**LJ Hooker**  
Maitland

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**