







5 Mayfield Street, Cessnock

A Character Home With Room to Grow

Some homes you buy. This one, you fall for. Set behind a picket fence on a generous 809m² block just footsteps from Cessnock's CBD, 5 Mayfield Street is a beautifully renovated weatherboard home that gives a family everything it needs to put down roots with a self-contained studio and a zoning story that means this home can keep giving long after you've moved in.

High ceilings, feature wall panelling and elegant chandeliers set the tone the moment you walk through the front door, while plantation shutters, split-system air conditioning and a freestanding wood fire keep every season comfortable. The front living and dining rooms have a warmth and presence that's hard to find in a new build, and a wide central hallway leads through to an open-plan family, dining and kitchen zone at the rear. A home designed for the way families actually live, together.

Renovated to match the rest of the home, the kitchen brings a gas cooktop and dishwasher together in a space built for everyday cooking and weekend entertaining alike; the kind of kitchen where the whole family ends up, no matter what's on the stove.

4 3 3

FOR SALE
$880,000 - $920,000

VIEW
Sat 7th Nov @ 12:00PM - 12:20PM

AGENTS
Bryce Gibson
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bryce.gibson@ljhooker.com.au

AGENCY
LJ Hooker Cessnock
(02) 4050 6000

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.

Three generous proportioned bedrooms sit within the main residence, headlined by a main bedroom with its own stylish ensuite, alongside a family bathroom and a separate laundry with its own additional shower. It's a floorplan that flexes with you; room for the kids to grow, a home office to set up, or family to stay a little longer.

Beyond the main house, a self-contained studio with its own bedroom, toilet (with room for a shower) and covered deck is the kind of space every family eventually wishes they had; a teenager's first taste of independence, a work-from-home studio, a space for ageing parents, or simply somewhere for guests to feel completely at home. All up, that's four bedrooms and three and a half bathrooms across the property.

Step out to a covered alfresco and outdoor entertaining area built for long weekend lunches, then follow the deck down to a private rear garden with its own fire pit setting this is the kind of backyard that turns ordinary evenings into the memories a family builds a home around.

Beyond everything it offers today, 5 Mayfield Street sits on R3 Medium Density Residential land and Cessnock's town centre is now one of the areas covered by the NSW Government's new Low and Mid-Rise Housing Policy, which is opening up a wider range of housing options on land like this close to town. For an owner-occupier, that's not just a home to live in and love, t's a spacious 809m² holding with genuine long-term flexibility built in, whether that means space for family down the track or simply the confidence that comes with owning land this well-positioned.

Few Cessnock addresses put this much within easy reach. From the front door, you're walking distance to the CBD, Vincent Street shops, the TAFE, the hospital, the pool, Bridges Street Park, childcare, primary and high schools, and the sports facilities, plus with the Hunter Valley's wine country just minutes further out.
Homes like this full of character, ready to live in, and holding real promise for the future don't come up often in Cessnock.

Quick Facts:
·   4 bedrooms, 3.5 bathrooms across residence and self-contained studio
·   Generous 809m² block, zoned R3 Medium Density Residential
·   Within the Cessnock town centre catchment for the NSW Low and Mid-Rise Housing Policy
·   Renovated classic weatherboard cottage with picket fence frontage
·   High ceilings, feature wall panelling and chandeliers
·   Plantation shutters throughout
·   Split-system air conditioning and freestanding wood fire
·   Open-plan family, dining and kitchen at the rear
·   Renovated kitchen with gas cooktop, dishwasher and stone benchtops
·   Main bedroom with ensuite
·   Separate laundry with shower and toilet
·   Self-contained rear studio with own bedroom, toilet and covered deck
·   Covered alfresco and outdoor entertaining area
·   Private rear garden with fire pit setting
·   Established, low-maintenance

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gardens front and rear
·   Walking distance to CBD, TAFE, hospital, pool, park, schools, childcare and sports complex
·   Minutes to Hunter Valley wine country
Call Bryce Gibson 0422227668 and the Team at LJ Hooker Cessnock to arrange to take your next steps into 5 Mayfield Street.

MORE DETAILS

Property ID	1JCKF5N
Property Type	House
Land Area	809 m2
Including	Toilets (4)







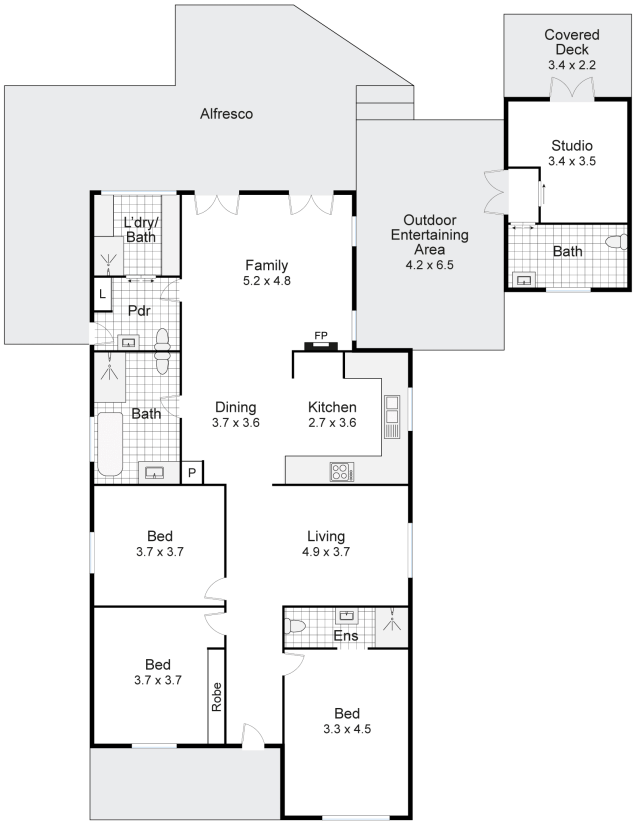


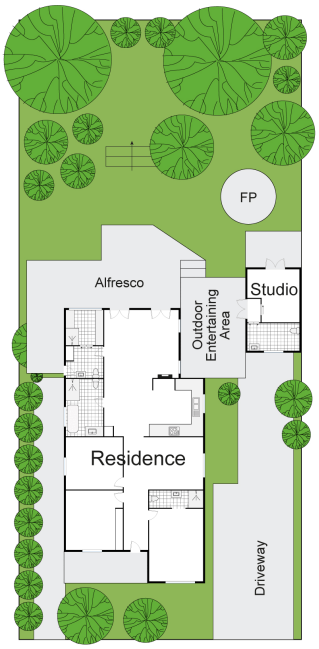


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