



8 Birkdale Blvd, Cessnock

## Space, Comfort and Location

Positioned in the Stonebridge Estate, this quality brick and tile residence presents a smart opportunity for investors seeking strong rental appeal or first home buyers wanting space, comfort and long-term value.

Centrally located close to local schools, public transport, Cessnock Showground and only minutes to the Hunter Valley vineyards, this home combines lifestyle and convenience in one of Cessnock's most established estates.

Designed for practical living, the home features four well-sized bedrooms, all with built-in robes, while the master suite includes a walk-in robe and private ensuite. A separate lounge provides flexibility for growing families, while the open plan kitchen and living area forms the heart of the home.

The kitchen is equipped with stainless steel appliances, gas cooking and dishwasher, making it functional for everyday living and appealing for tenants.

Comfort is ensured year-round with split system air conditioning, and the double lock-up garage with internal access and remote entry adds security and convenience. NBN fibre connectivity is available for those

4  2  2 

**FOR SALE**  
\$795,000 - \$820,000

**VIEW**  
Sat 11th Apr @ 12:00PM - 12:30PM

**AGENTS**  
Bryce Gibson  
0422 227 668  
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.

 **LJ Hooker**

working from home.

Externally, the fully fenced yard and low-maintenance gardens make this an easy-care property, while the covered alfresco area provides an ideal space for entertaining. Whether you are entering the market or expanding your portfolio, this is a property that delivers flexibility, liveability and long-term potential.

**Property Quick Facts:**

- 4 bedrooms with built-in robes
- Master with walk-in robe and ensuite
- Separate lounge + open plan living
- Stainless steel appliances & gas cooking
- Split system air conditioning
- Double lock-up garage with internal access
- Fully fenced yard
- Council Rates: \$548 per quarter
- Water Rates: approx. \$1,473 per annum

To take your next step into property ownership please call listing agent Bryce Gibson 0422 227 668

**MORE DETAILS**

Property ID	1J4WF5N
Property Type	House
House Size	205 m2
Land Area	703 m2
Including	Air Conditioning Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage Water Tank

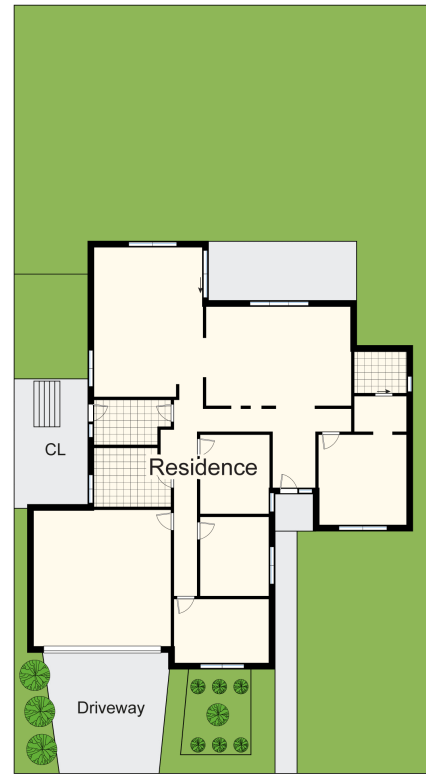
**Bryce Gibson 0422 227 668**

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

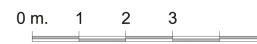
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