

## Cessnock, 9 Condon Avenue

### Move in Ready

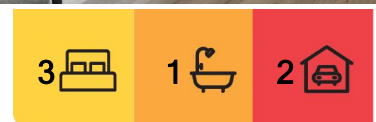
Perfectly positioned just 2.5km from Cessnock CBD and only a short drive to the Hunter Valley's world-class wineries, this beautifully updated home offers the ideal blend of lifestyle, comfort, and convenience. Inside, you'll find three generous bedrooms (all with built-in robes), a modern bathroom, and a new renovated kitchen that's as stylish as it is functional.

The spacious lounge is air-conditioned for year-round comfort + the bonus of a flame effect heater, while hybrid timber floors and decorative cornices bring warmth and character throughout the home. Outside, the home continues to impress with a covered entertaining area, a double lock-up garage with additional workspace, and side access on a fully fenced 607sqm block, ideal for kids, pets, or those needing secure off-street parking.

With local schools, shops, public transport, and cafes all within walking distance, this home is a smart option for first home buyers, investors or downsizers wanting a move-in ready



**Disclaimer:** 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.



**For Sale**  
\$680,000 - \$710,000

**View**  
Sat 26th Jul @ 11:00AM - 11:30AM

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

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

property in a well-connected, high-growth location.

#### Property quick facts

3 bedrooms, all with built-ins - new kitchen

Modern bathroom - large living room with air-conditioning

Covered outdoor entertaining area - 6.6kW of roof top solar

Double lock-up garage with workspace - New guttering and downpipes

New instantaneous Hot Water - Fully fenced 607sqm block with side access

Council rates: \$2076 approx pa Water rates \$1551pa approx

For more information about this home, contact listing agent Bryce Gibson on 0422 227 668.

## More About this Property

|                      |   |
|----------------------|---|
| <b>Property ID</b>   | 1HUSF5N   |
| <b>Property Type</b> | House   |
| <b>Land Area</b>     | 607 m2  |
| <b>Including</b>     | Air Conditioning<br>Toilets (1)<br>Outdoor Entertaining<br>Floorboards<br>Workshop<br>Built-in-Robes<br>Secure Parking<br>Fully Fenced<br>6.6kW solar |

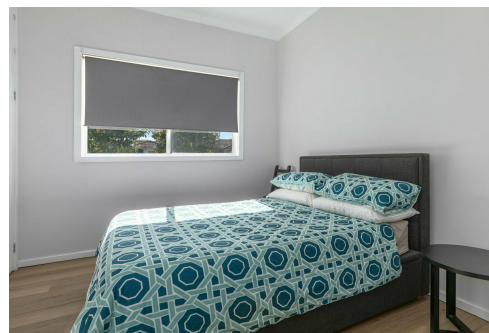
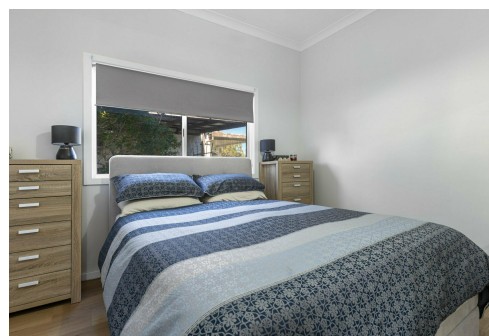
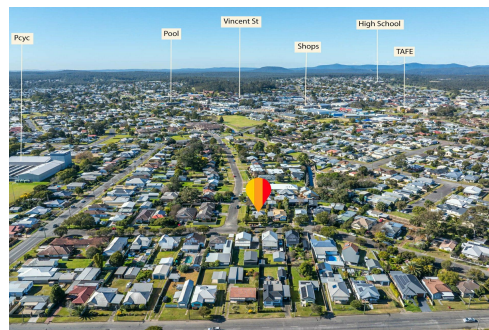
#### Bryce Gibson 0422 227 668

Selling Agent | Auctioneer | [bryce.gibson@ljhooker.com.au](mailto:bryce.gibson@ljhooker.com.au)

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

84 Vincent Street, CESSNOCK NSW 2325

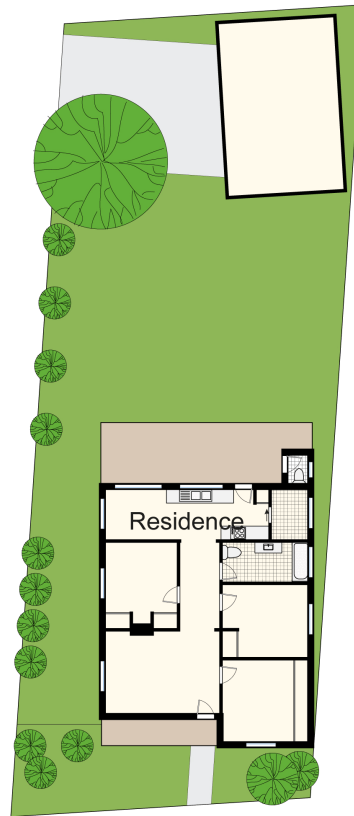
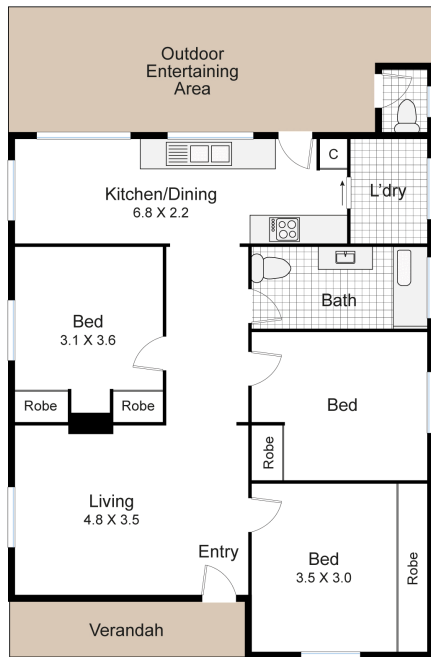
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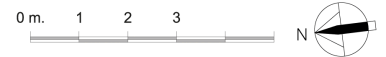
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