






47 Vulture Street, Ellalong

## Character, Charm & Country Calm Welcome Home to Ellalong

Tucked away in the quiet, tight-knit village of Ellalong, 47 Vulture Street is the kind of home that wraps you in character the moment you step through the stained-glass front door. If you've been searching for a home with genuine heart, story and space to spread out, this timber beauty deserves to be top of your list.

Original charm meets everyday comfort throughout, with polished timber floorboards, high ceilings with ceiling fans flowing room to room. The separate lounge is the heart of the home, anchored by a cosy wood heater for those cool Hunter Valley evenings, while split-system air conditioning keeps things comfortable all year. Three good-sized bedrooms offer plenty of rest and retreat, serviced by a functional family bathroom with combined laundry. The country-style kitchen and dining space is full of personality, complete with electric cooking and a charming bench seat, the perfect spot for morning coffee.

Step outside to a wide front verandah for lazy afternoons, then a huge, flat backyard made for kids, pets and weekend gatherings complete with a BBQ area, a cubby house for the little ones, and a substantial shed for all the tools, toys and toys-for-grown-ups. All this

3  1  1 

**FOR SALE**  
\$679,000

**VIEW**  
By Appointment

**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**

just moments from Ellalong Lagoon, the local primary school and village coffee shop, with easy access into Cessnock. Village life, without compromise.

Quick Facts:

- 3 bedrooms built in robes in 2 bedrooms, 1 bathroom (with laundry) Separate lounge with wood heater
- Split-system air conditioning Ceiling fans throughout Polished timber floors
- Country-style kitchen/dining
- Wraparound front verandah Large flat 809m2 block
- Walking distance to Ellalong primary school and coffee shop

Homes with this much character and this much land don't come up often in Ellalong get in touch before it's gone! Contact listing agent Bryce Gibson on 0422 227 668 or the team at LJ Hooker Cessnock 02 4050 6000 to arrange your inspection.

**MORE DETAILS**

Property ID	1JA3F5N
Property Type	House
House Size	120 m2
Land Area	809 m2
Including	Air Conditioning Fire Place Floorboards Workshop Fully Fenced

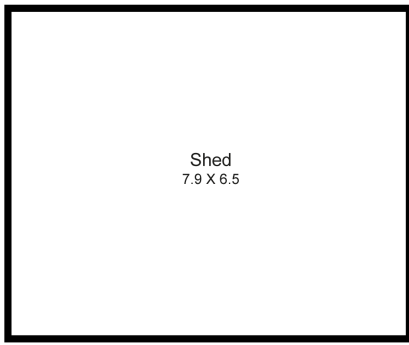
**Bryce Gibson 0422 227 668**

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

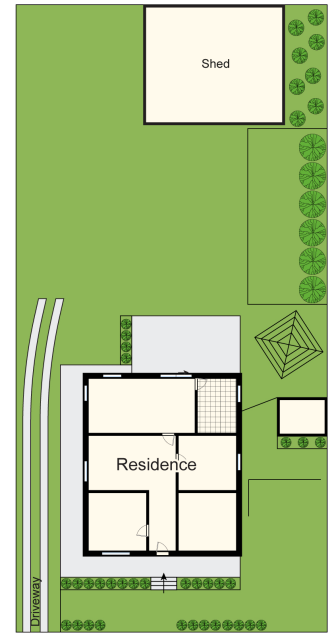
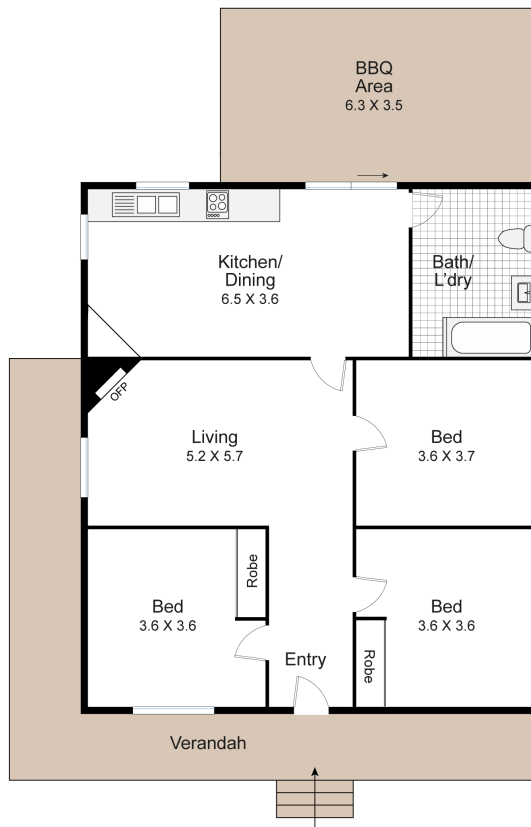
**LJ Hooker Cessnock (02) 4050 6000**

84 Vincent Street, CESSNOCK NSW 2325  
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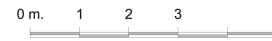




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