






50-52 Rugby Street, Ellalong

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Where Your Backyard Meets the Horizon: An Ellalong Sanctuary

Escape the ordinary and discover your place on 3,269sqm of pristine land in the heart of Ellalong. This is more than a home—it's a lifestyle upgrade, where modern comfort meets the peaceful beauty of the Australian bush. From the moment you arrive, you'll feel the space, the calm, and the opportunity to truly unwind.

Inside, sun-drenched living spaces form the heart of the home, with tiled floors reflecting an abundance of natural light and a layout designed for effortless everyday living.

The gourmet kitchen is a standout featuring modern cabinetry, stone benchtops, a walk-in pantry, and quality appliances including a dishwasher and integrated microwave space. It connects seamlessly to the dining area, with a large window framing a beautiful garden outlook making it a space you'll love to cook and gather in.

The generous living area offers flexibility for both relaxed nights and entertaining, with double sliding glass doors opening out to the expansive grounds, creating a seamless indoor-outdoor flow.

Accommodation includes four well-sized bedrooms, ideal for families,

FOR SALE
\$1,350,000

VIEW
By Appointment

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

AGENCY
LJ Hooker Cessnock
(02) 4050 6000

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 **LJ Hooker**

with the master suite offering a private retreat. Two bedrooms feature walk-in robes.

Three well-appointed bathrooms add everyday convenience, including an ensuite to the upstairs master, a Jack & Jill bathroom downstairs, and an additional bathroom located in the garage.

Set on beautifully maintained grounds, the home is surrounded by established lawns and gardens, with the added benefit of town water and sewer.

Step outside to a superb north-facing alfresco area, complemented by a wraparound verandah across two additional sides offering endless options for entertaining, from long lunches to evening BBQs while the kids and pets enjoy the space.

A massive four-car garage provides ample room for vehicles, a boat, caravan, or the ultimate workshop setup.

Conveniently located just moments from the local cafe/store, Ellalong Primary School, and the soon-to-be-completed preschool, with Cessnock CBD only 9.5km away.

This is country living without compromise. Space, comfort, and lifestyle all in one.

Contact Selling agent Bryce Gibson on 0422227668 or the team at LJ Hooker Cessnock on 02 40506000 to take your next step towards purchasing this home.

MORE DETAILS

Property ID	1J5RF5N
Property Type	House
Land Area	3269 m2
Including	Ensuite Study Air Conditioning Toilets (3) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Water Tank

Bryce Gibson 0422 227 668

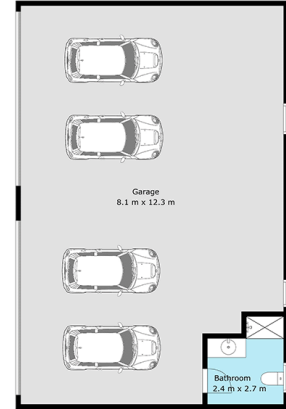
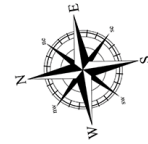
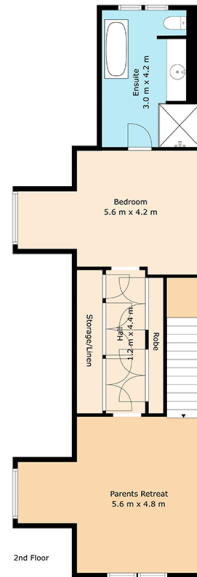
Sales Agent | Auctioneer | Valuer | Business Owner |
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LJ Hooker Cessnock (02) 4050 6000

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50 - 52 Rugby St, Ellalong



Total: 227 m²
 1st Floor: 157 M², 2nd Floor: 70 m²
 Excluded Areas: Garage: 94 M², Covered/Patio/Outdoor Area/Alfresco: 164 M², Porch: 2 M²,
 Walls: 24 m²

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