







1 Adelaide Street, Paxton

Room for the Family, the Boat, the Van and the Toys — 13m x 9m Shed on 1,252m

If you have outgrown your current home; and your current shed? This is the property you have been holding out for. Set on an impressive 1,252m² parcel in the tightly held village of Paxton, this solid brick and tile family home pairs genuine four-bedroom, two-bathroom accommodation with the kind of vehicle and storage capacity that simply cannot be built for the money today.

Inside, the thoughtful floorplan gives everyone somewhere to go. A separate formal lounge at the front of the home offers a quiet adults' retreat, while the main living area flows through to a light-filled meals space with a cosy slow-combustion fireplace, the heart of the home through the cooler Hunter months. Beyond that, a huge family room and a separate dining area, both wrapped in bay windows overlooking the yard, give the kids and teenagers space of their own without living on top of each other.

Now to the part that will sell this home. Beyond the attached double garage with internal access, a colossal 13m x 9m Colorbond garage and workshop sits at the rear of the block, complete with three roller

4 2 6

FOR SALE
$930,000 - $950,000

VIEW
By Appointment

AGENTS
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AGENCY
LJ Hooker Cessnock
(02) 4050 6000

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Interested parties must rely solely on their own enquiries.

doors an adjoining 5m x 9m carport. Boats, caravans, camper trailers, the project car, the trailer, the trade gear; it all fits, under cover, with drive-through access across the block and room to spare. Tradespeople, mechanics, collectors and weekend adventurers, take note: sheds of this scale rarely come to market.

Outside the shed, the fully fenced yard is level, low-maintenance and genuinely usable, with a paved entertaining area right off the living space for weekend barbecues while the kids and dogs run free on the lawn. There is even room for a pool, a cubby, a trampoline and a veggie patch, all at once.

All of this in Paxton, where you are walking distance to the local primary school, general store, bowling club and the iconic Paxton pub.

Quick Facts
·   Solid brick and tile home 4 bedrooms, master with walk-in robe and ensuite, robes to remaining bedrooms
·   2 bathrooms plus second toilet, separate laundry
·   Four distinct living zones: formal lounge, main living, family room and dining
·   Meals area with slow-combustion fireplace
·   Central kitchen with breakfast bar and wall oven
·   MASSIVE 13m x 9m Colorbond garage/workshop — 3 roller doors
·   Additional 5m x 9m carport, ideal for the caravan or boat
·   Approx. 1,252m² level, fully fenced block with drive-through access
·   Walk to Paxton Public School, general store, bowling club and hotel

Homes that genuinely accommodate a growing family and all of their toys are the hardest thing to find in today's market and the first thing to sell. Contact Bryce Gibson at LJ Hooker Cessnock today to arrange your inspection before it is gone.

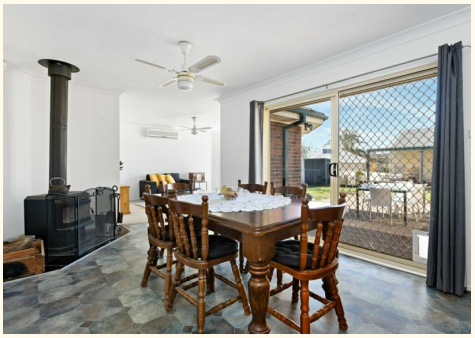
MORE DETAILS

Property ID	1JBXF5N
Property Type	House
Land Area	1252 m2











Bryce Gibson 0422 227 668
Sales Agent | Auctioneer | Valuer | Business Owner |
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