

45 Fourth Street, Weston




Smart Buying in a Convenient Location of Weston

This is an outstanding opportunity for first home buyers and savvy investors alike. Freshly modernised and thoughtfully updated, this inviting three-bedroom home blends comfort, functionality and outdoor appeal on a substantial 814sqm securely fenced block.

Inside, the home offers a practical and flowing layout, with open kitchen and dining spaces designed for everyday living. The kitchen is well-appointed with gas cooking, dishwasher and ample pantry storage, while the large family room provides a comfortable retreat complete with split system air-conditioning. All three bedrooms include built-in robes and remote ceiling fans, complemented by a modern main bathroom and ensuite. Outdoors, the covered quality back deck creates the perfect setting for weekend entertaining, while the front verandah adds welcoming street appeal.

Located in the growing township of Weston, the property enjoys convenient access to local schools (Weston Public School is 0.25km away and Kurri Kurri High School is 2.56km away), shops and everyday essentials, while being just approx. 2-3 km to the Kurri Kurri CBD.

Locals love the Hunter Valley's renowned wineries and attractions.

3  2  4 

AUCTION

Sat 11th Apr @ 9:30AM

VIEW

By Appointment

AGENTS

Nathan Peters
0466 636 990
home.cessnock@ljhooker.com.au

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

AGENCY

LJ Hooker Cessnock
(02) 4050 6000

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 **LJ Hooker**

This is an ideal position for those seeking lifestyle and accessibility without sacrificing value.

Property Quick Facts:

- 3 Bedrooms with Built in Robes and remote ceiling fans
- Modern Main Bathroom and Ensuite
- Double lock up Garage and Large Double carport
- 814 Sqm Securely Fenced Split level Block on R2 Low density
- Open Kitchen and dining with Gas cook top, Dishwasher and pantry
- Carpeted bedrooms and Floorboards throughout
- Covered quality back deck
- Large family room with Split system Air-conditioner
- Town Gas and services connected
- Council Rates approx. \$1,992 p.a.
- Water Rates approx. \$1,445 p.a.

For more information and to arrange your inspection of this outstanding opportunity please contact Listing Agent Nathan Peters at LJ Hooker Cessnock today on 0466 636 990.

MORE DETAILS

Property ID	1J41F5N
Property Type	House
Land Area	814 m2
Including	Ensuite Air Conditioning Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced

Nathan Peters 0466 636 990

Sales Associate | home.cessnock@ljhooker.com.au

Bryce Gibson 0422 227 668

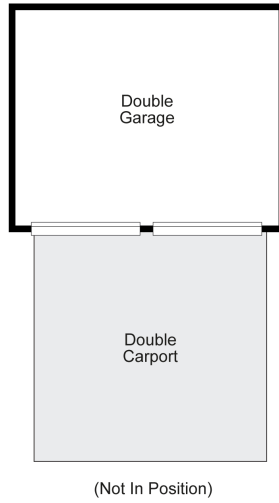
Sales Agent | Auctioneer | Valuer | Business Owner | bryce.gibson@ljhooker.com.au

LJ Hooker Cessnock (02) 4050 6000

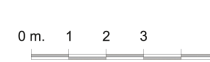
84 Vincent Street, CESSNOCK NSW 2325

cessnock.ljhooker.com.au | cessnock@ljhooker.com.au





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Cessnock



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