

Sold



12 Alfred St, Cessnock



## Convenient and Central Character Home

This gorgeous weatherboard home has been lovingly maintained inside and out, set in a prime location within easy walking distance to local shops, schools and amenities. The home comprises 3 large bedrooms, a well sized loungeroom, tiled eat-in style kitchen, main bathroom, large laundry with 2<sup>nd</sup> toilet and large enclosed entertainment area.

The home features beautiful timber floors, air-conditioning, town gas connection, high 9ft ceilings in parts of the home, an 8-panel solar system and a NBN internet connection. The back yard is fully fenced, with level grounds and the benefit of rear lane access where you can easily access the single garage and carport. A concrete slab has also been done at the front side of the property as another parking space off the street.

The large block is approx. 809sqm and zoned R3 Medium Density which lends itself for having the potential of dual occupancy/granny flat, subject to Cessnock Council D.A approval.

The property has loads of potential with all the ingredients of a lovely family home or potential for investors.

3 1 3 809 m2

<b>Price</b>	SOLD for \$450,000
<b>Property Type</b>	Residential
<b>Property ID</b>	209
<b>Land Area</b>	809 m2

### Agent Details

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### Office Details

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Things you will love about this prime residence...

- 3-bedroom home with great street appeal
- Set upon approx. 809sqm block with rear lane access
- Spacious loungeroom with beautiful timber floors
- Eat-in style kitchen with plenty of storage

- Tiled bathroom with separate shower and bath
- Under cover enclosed entertainment area looking over the back yard
- Large laundry facility with 2<sup>nd</sup> toilet
- High 9ft ceilings
- Roller shutters on all windows
- High quality security doors
- Split system reverse cycle air conditioning in living area & main bedroom
- Town gas connection
- 8-panel solar power system
- NBN internet connection
- Under cover front verandah
- Single lock up garage & single carport
- Additional off-street parking
- Garden shed
- Fully fenced yard
- Within easy walking distance to local shops, school and amenities
- Great first home, investment property or retiree suitable home

For further details please contact Garry Musgrove M:0429 663 026 or Kurt Musgrove M: 0497 281 475

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