

Sold



8 Congewai St, Aberdare



## Gorgeous Character Home with Traditional Features

This beautiful period home is positioned in a prime Aberdare location within walking distance to Cessnock CBD. Set upon a large well fenced **1012m<sup>2</sup>** parcel of land with manicured lawns and delightful gardens surrounding.

Traditional features throughout the home exude an ambience that you will fall in love with from start to finish, such as timber floors, high ceilings, dado boards and stained glass throughout. Offering three spacious bedrooms, two with brand new carpet and one with timber floors and a reverse cycle air-conditioner, the home could suit a first homeowner, a couple, or families alike.

A central living room has a beautiful ornate fireplace which is double sided and serves one of the bedrooms as well, while another reverse cycle air-con will keep you comfortable all year round. At the rear of the home is a stylish new kitchen featuring stone bench tops, shaker style cabinetry with soft close doors & drawers, a breakfast bar and stainless-steel dishwasher, electric oven & cooktop. A dining space adjoins the kitchen and enjoys a sunny northern aspect looking out through double French doors to the leafy surrounds at the rear of the home.

Newly renovated, the bathroom includes high quality fittings and traditional tiles that match the character of the home perfectly. A European style internal laundry is also at the rear of the home.

A highlight of the property is an impressive rear north facing under cover decking area which takes full advantage of the aspect, overlooking the lovely

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Price	SOLD for \$677,000
Property Type	Residential
Property ID	239
Land Area	1,012 m <sup>2</sup>

### Agent Details

Kurt Musgrove - 0497281475

### Office Details

Musgrove Realty  
3718 Great North Rd Laguna NSW  
2325 Australia  
02 4998 8383



garden setting, perfect for entertaining in all seasons, with double French doors opening from the kitchen/dining area. There is also a large brick paved outdoor area with a fire pit to enjoy in the winter months.

The block is fully fenced with a front and rear yard perfect for pets and children. It also has the added benefit of rear lane access. A large garden shed, separate storage shed and bird aviary are situated at the rear of the block along with multiple fruit trees and raised vege gardens.

The property is located within 1km of all town amenities including playgrounds, sporting facilities, shops, schools and public transport.

For further details on this impressive property, contact Kurt Musgrove: 0497 281 475.

\*Agent Declares an Interest

Things you will love about this Aberdare gem...

- Renovated 3-bedroom period home in a fantastic location
- Set upon approx. 1012sqm parcel of land
- Ideal rear north-facing aspect
- Large living room with timber floors, ornate fireplace & revers cycle air-conditioning
- Beautiful pendant lights, chandeliers and ceiling rose's throughout
- Stained glass feature windows and doors
- New kitchen with stone bench tops & quality appliances
- New bathroom with penny round and patterned tiles, wall hung vanity and rain shower head
- Dining area taking advantage of the sunny northern aspect
- High ceilings with timber paneling throughout most of the walls and ceiling
- Front under cover verandah with cottage gardens bordering the home
- Gravel driveway with large secure parking area
- Large north facing rear under cover timber deck
- Brick paved fire pit area
- Manicured lawns
- Fully fenced yard with established gardens and tranquil leafy surrounds
- Rear lane access
- Fruit trees including mandarin, orange, mulberry, olives, cumquat, lemon, lime and passionfruit
- Large garden shed and a second storage shed
- NBN Internet Connected
- Foxtel satellite connected
- Town gas available with bayonet in the living room
- New electric hot water system
- New carpet in two bedrooms while the other has beautiful timber floors
- Within walking distance to Cessnock CBD, schools and town amenities
- This Hunter Valley Wine Country gem awaits you!

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