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Property Details



13 Margaret Street, CESSNOCK

The Perfect First Home or Investment

3 1 1 **UNDER CONTRACT**

Air Conditioning	Split System Air Conditioning	Reverse Cycle Air Conditioning
In Ground Pool	Secure Parking	Floor boards
Shed	Workshop	Fully Fenced
Dishwasher		

If you're looking for something you can walk straight into and not lift a finger, or a blank canvas offering loads of potential to upgrade to your taste and reap future capital growth, then look no further.
Welcome to 13 Margaret Street, Cessnock. Positioned on a great sized block at 807m2 with an in-ground pool perfect for Summer, this little gem really packs a punch on space and offering. Add to this the addition of a single garage with workshop and teenage retreat or mancave, there is plenty of room to tinker or store all your toys at this one.

Location wise, you are just a short 3 minute walk to the local Primary School and all but a 15 minute walk to the Cessnock CBD and all the amenities you could ever want or need. Add to this just a short 5 minute drive to Hunter Valley Wine Country at Pokolbin and easy access through to Newcastle at an approximate 30 minutes drive and Sydney is also just a 1.5 hour drive away.

Move in to this one and live comfortably from the get go or get to work on creating your dream

home today.

Quick features of this property include:

- 3 double sized bedrooms
- High approx. 10ft ceilings throughout
- Polished hardwood floors

- Separate lounge room with gas bayonet and bricked corner area perfect for placing a gas heater or installing a wood burner for winter

- Ceiling fans and ample air conditioning throughout including air conditioners to bed's 2 and 3 and a reverse cycle Fujitsu A/C to the lounge
- Open timber country kitchen and meals zone with dishwasher
- Rear sunroom / second living zone

- Internal laundry off the bathroom with W.I linen / general storage

- Main bathroom with shower, separate bath and WC
- Second W.C / powder room

- Fully fenced yard from front to rear

- Single garage with workshop and teenage retreat / man cave or storage aplenty

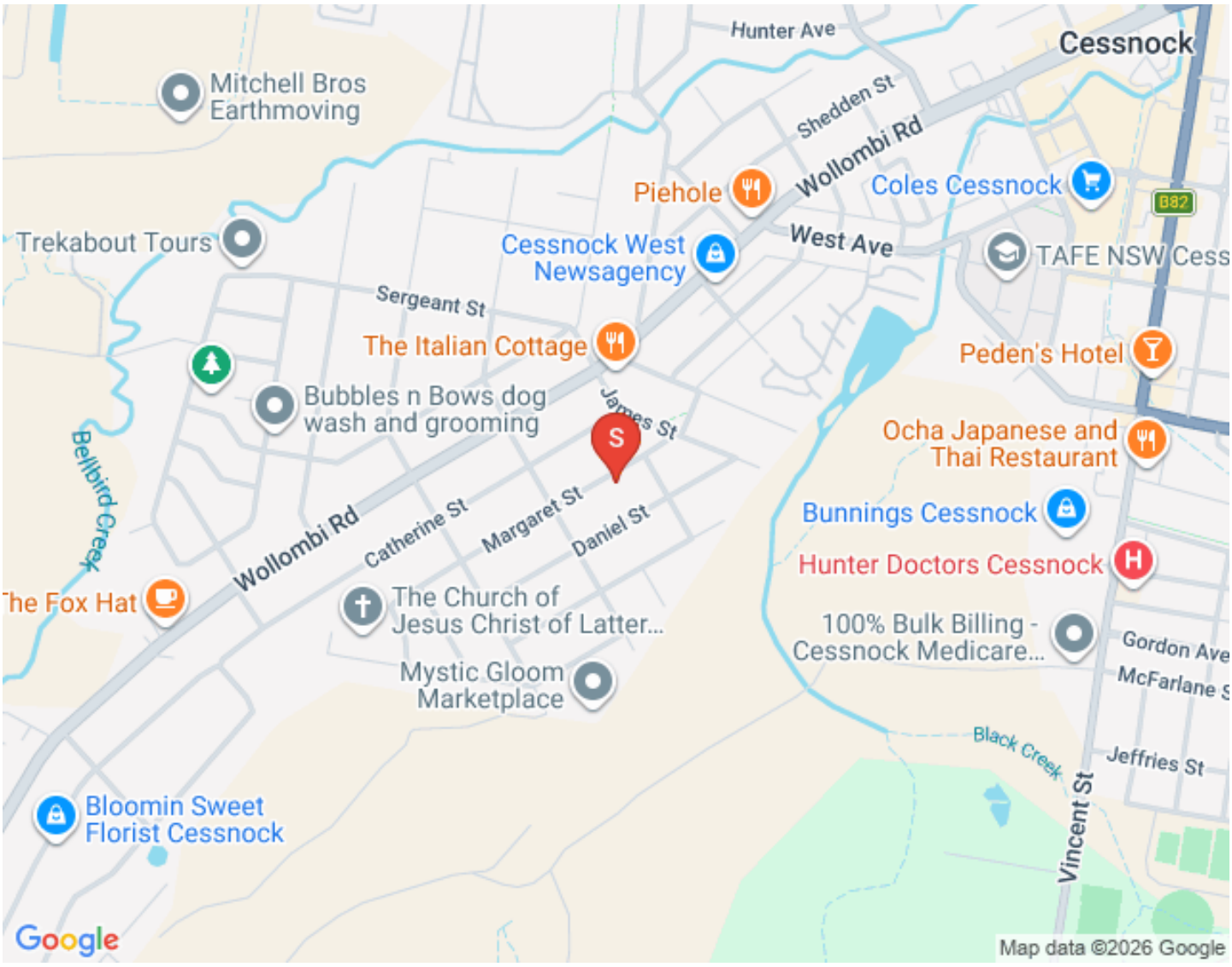
- In ground fully compliant salt water chlorinated pool, great for the warmer months

- Walk to Cessnock amenities

This property is proudly marketed by Andrew Lange of First National David Haggarty, contact 0403 142 320 to inspect today or for price guide.

First National David Haggarty, We Put You First.

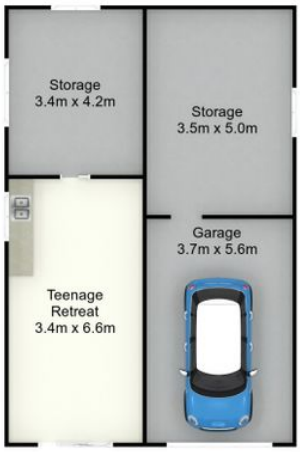
Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.


Hunter Ave
Cessnock
Mitchell Bros Earthmoving
Shedden St
Wollombi Rd
Piehole
Coles Cessnock
B82
Trekabout Tours
Cessnock West Newsagency
West Ave
TAFE NSW Cess
Sergeant St
The Italian Cottage
Peden's Hotel
Bubbles n Bows dog wash and grooming
James St
Ocha Japanese and Thai Restaurant
Bellbird Creek
Wollombi Rd
Catherine St
Margaret St
Daniel St
Bunnings Cessnock
Hunter Doctors Cessnock
The Fox Hat
The Church of Jesus Christ of Latter...
100% Bulk Billing - Cessnock Medicare...
Gordon Ave
McFarlane S
Mystic Gloom Marketplace
Black Creek
Jeffries St
Vincent St
Bloomin Sweet Florist Cessnock
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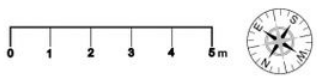
Floorplan



Site Plan
(Not to Scale)







13 Margaret St, Cessnock

All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details.
Interested parties should rely on their own inquiries and the contract for sale.
The floor plans are artist's impressions only. The site plan is not to scale.

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REAL ESTATE
David Haggarty

Property Video

Property Inclusions

Bedroom 1 - FRONT

Polished floor boards

Air con

Venetian blinds white

White walls

Ceiling fan

Cavity slider door

Hall

Polished floor boards

White walls

Timber lead light door / side panel

Screen door

Tile entry floor

Bedroom 2 - FRONT

Polished floor boards

Ceiling fan

White venetians

Cavity slider door

White walls

Bedroom 3 - MAIN

Polished floor boards

White walls

Ceiling fan

Air con

Man hole access

Window external shade

Lounge

Polished floor boards

RC SS air con. Fujitsu

Natural gas bayonet

Feature brick corner / For gas heater or installation of wood burner

Ceiling fan

White walls

Kitchen / Dining

Cork floors

Timber kitchen cupboards

Stainless dishwasher

Upright electric white oven / cooktop

Laminate bench tops

Rangehood

White venetian blind

LED downlights

Second Living Room

Off white large floor tiles

Powder room

Rear external access / white timber door / metal security door

White venetian blinds

Exposed white brick walls / white gyprock walls

Fluro lights

Side external door access / timber door/ metal black security door

Bathroom

Bath

Black grey marble effect floor tiles

Silver towel rails

White wall tiles with black/grey marble feature wall tile

White laminate vanity with door / drawers

Silver tap wear / shower spout

White venetian blind

Frosted glass to window

Corner shower with white framed screen

W.C

Exhaust fan

IXl fan / light / heat

Timber white door

Laundry

Black / grey floor tiles marble effect

Black laminate bench top

White tub cupboards / built-in

Stainless round sink and tap wear

Black tile splash back

White walls / white tile base wall tiles

W. I storage cupboard / linen

Bulb light

External Front

Front cement floor / under cover porch

Cream weatherboards

Aluminium windows

Front white pool style fencing / gates

Cream colourbond fencing

Established gardens

White letterbox

Cement drive / colourbond rear entry gates

Proflo elec. HWS

Iron/tin roof

TV Antenna

External Rear

Single garage / workshop with teenage retreat / mancave with kitchenette

Vege garden

Grassed area

Cement drive

I.G pool salt water / chlorinated – Compliant passed November 2021

White pool fencing

Cement / fake grass surrounds to pool

Green hills hoist line

External light

Relevant Documents

Rental Appraisal Letter
Marketing Contract

Comparable Sales

16 VERNON STREET, CESSNOCK NSW 2325

3 Bed | 1 Bath | 1 Car
$560,000
Sold ons: 23/11/2021

2 MARGARET STREET, CESSNOCK NSW 2325

3 Bed | 2 Bath | 2 Car
$665,000
Sold ons: 18/11/2021

13 GRIEVE STREET, CESSNOCK NSW 2325

3 Bed | 1 Bath | 1 Car
$550,000
Sold ons: 16/11/2021

4 MILLER STREET, CESSNOCK NSW 2325

3 Bed | 1 Bath | 4 Car
$620,000
Sold ons: 11/11/2021

53 LINDSAY STREET, CESSNOCK NSW 2325

3 Bed | 2 Bath | 1 Car
$580,000
Sold ons: 10/11/2021

26 KING STREET, CESSNOCK NSW 2325

3 Bed | 2 Bath | 2 Car
$600,000
Sold ons: 05/11/2021

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Around Cessnock



CESSNOCK - HUNTER VALLEY

The City of Cessnock is becoming more and more popular and some of the reasons from buyers are:

- Easy access to the Hunter Valley Wine Region
- Larger homes becoming available in the area & still period homes available
- Ease of access to the Hunter Valley abroad and the mining areas
- Increase in upper end property prices
- Family friendly areas with plenty of park space

AROUND CESSNOCK
SCHOOLS:

- St. Patricks Primary School
- Mt View High School
- St Phillips Christian College

- Cessnock High School
- West Cessnock Public School

CAFES AND RESTAURANTS:

- Al Oi Thai Restaurant
- Greg's Espresso Bar
- Vincent St Kicthen and Bar
- Simply Divine Cafe
- Pedan's Hotel Bar and Bistro
- Various world renowned restaurants right next door in Pokolbin and the Hunter Valley Vineyards

SHOPPING:

• Various boutique shops in Vincent Street
• Coles / Woolworths / Target / BIG W / Bunning's to name a few

About Us

Email Andrew
Email Jade

Disclaimer

First National David Haggarty a declare that all information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own inquiries.

All images in this e-book are the property of First National David Haggarty. Photographs of the home are taken at the specified sales address and are presented with minimal retouching. No elements within the images have been added or removed.

Plans provided are a guide only and those interested should undertake their own inquiry.