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Property Details



63 Church Street, CESSNOCK

Don't Lift a Finger, The Cosmetic Overhaul Is Complete!

3  1  4 

**\$645,000 -
\$675,000**

Air Conditioning

Ducted Cooling

Reverse Cycle Air Condition
ing

Ducted Heating

Secure Parking

Floor boards

Outdoor Entertaining

Shed

Fully Fenced

Built In Robes

Dishwasher

Welcome to your new home, simply enjoy this quaint abode where all the hard work has already been done for you! This charming 3-bedroom residence offers a perfect blend of comfort and convenience, ideal for first home buyers, investors, or downsizers.

Upon entering, you are greeted by a separate lounge and dining area, providing ample space for entertaining or relaxing with family and friends. The open plan modern kitchen and living area create a warm and inviting atmosphere, perfect for everyday living.

The home features three bedrooms, two of which are equipped with built-in wardrobes, ensuring plenty of storage space for your belongings. Ceiling fans in the bedrooms provide comfort during the warmer months, while ducted reverse cycle air conditioning throughout the home ensures year-round comfort.

The updated main bathroom adds a touch of luxury, while the internal laundry with a second separate water closet adds convenience. Add to this the bonus of a huge linen / storage

cupboard off the dining area, ticking all the essential boxes.

Step outside to discover the outdoor undercover BBQ/entertaining area, perfect for hosting gatherings or simply enjoying a quiet meal outdoors. The fenced rear yard provides a safe space for children and pets to play, while the chook pen and bird aviary add a touch of rural charm.

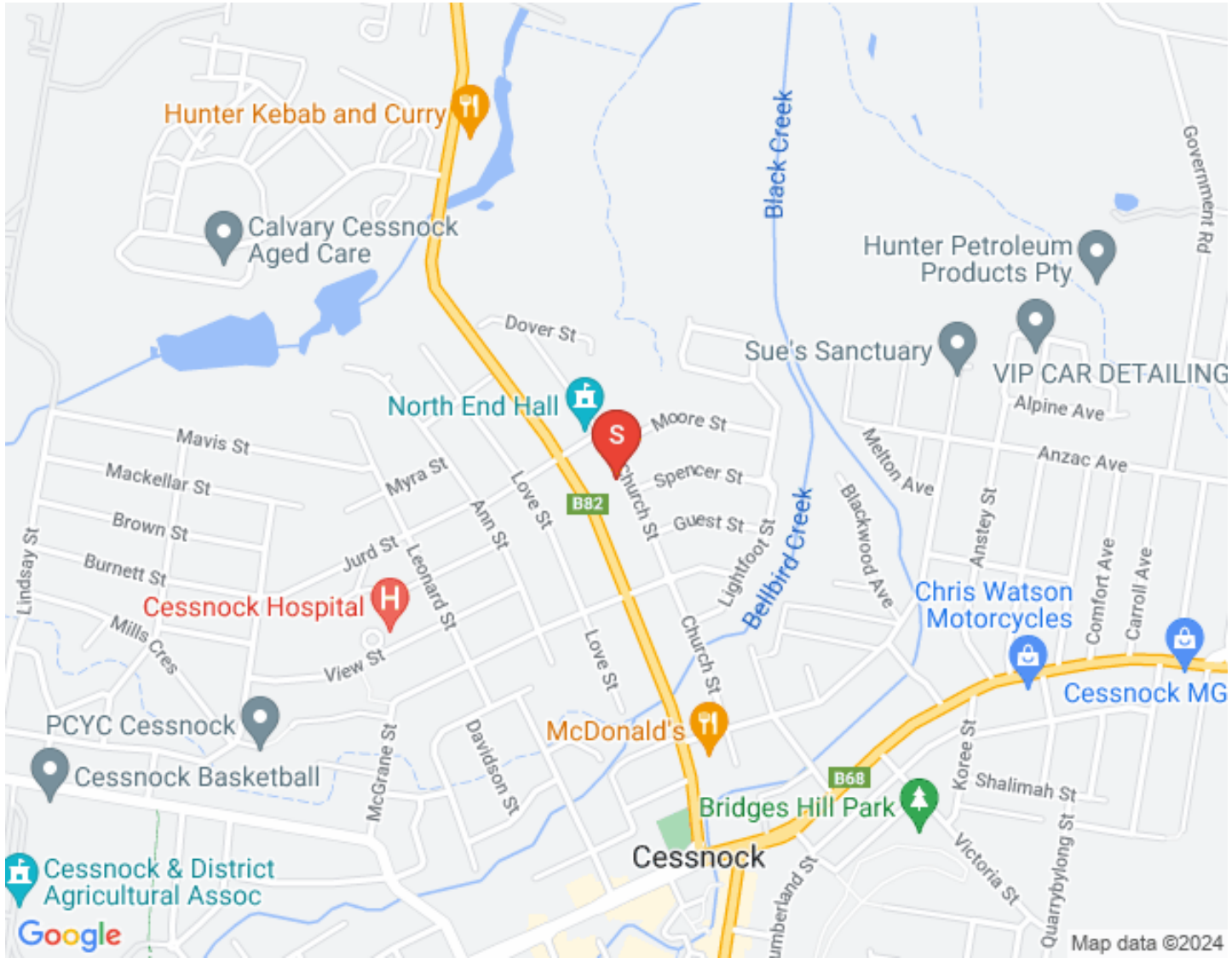
Car enthusiasts will appreciate the 3-bay garage with power and shelving, along with a single carport and a cement drive from front to rear offering off-street parking for 4-6 cars, boats, vans or the like, depending on size.

Located within walking distance to Cessnock CBD, this home is also within the Nulkaba Public School catchment and is close to local public and Christian high schools. The Hunter Valley Vineyards are just a stone's throw away, offering a picturesque backdrop to this already delightful home.

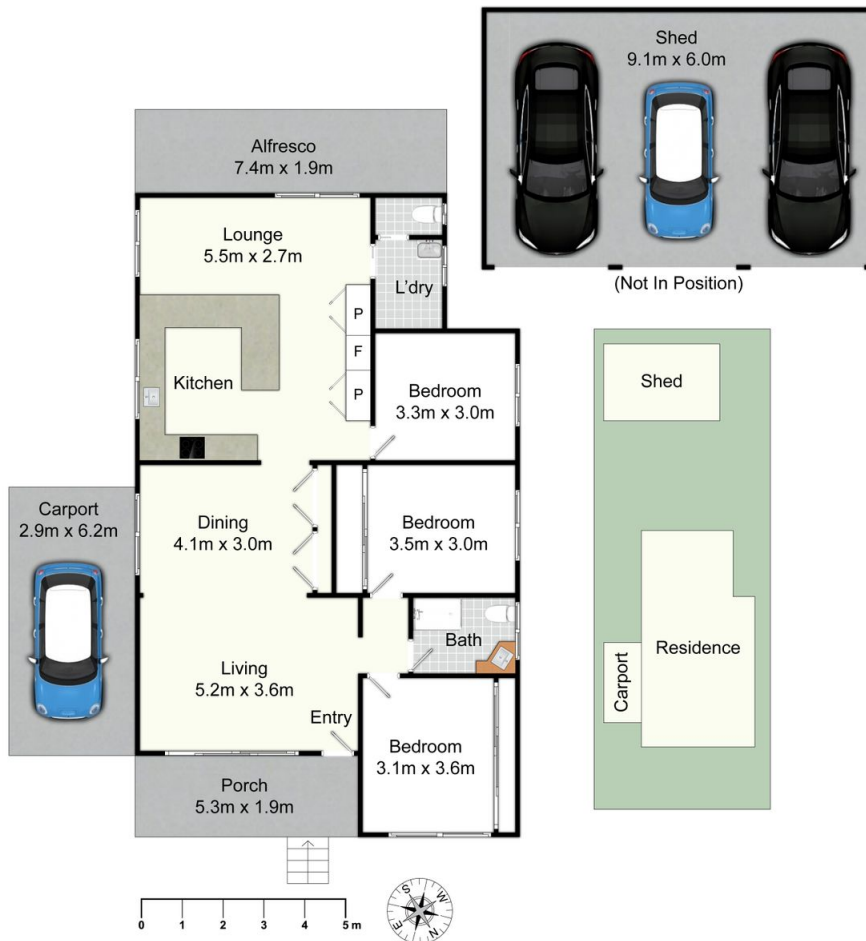
This property is proudly marketed by Pat Howard, Aiden Procopis and Jade Tweedie, contact 0408 270 313 or 0456 66 44 81 for further information or to book your private inspection.

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. We note some images have also been virtually staged (lounge/dining - kitchen).

First National Real Estate Maitland - We Put You First.



Floorplan



63 Church Street, 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.



Property Video

Property Inclusions

External

Re-painted house boards including window frames where present

Cement drive front to rear (approximate off-street parking 4-6 cars or boats, vans etc.)

3 bay garage - power - freshly painted external boards / rollers doors

Single carport

Landscaped gardens / established trees/shrubs

Hills hoist clothesline

Chook pen or small dog run

Bird avery

Rear patio/undercover area - grey stencil crete ground

External tap points

External lighting

Fully fenced rear yard (colourbond)

Side gates to drive

Front patio (Undercover and tiled)

External power - rear undercover area

NB. Special condition of contract No. 16. Keys

The purchaser acknowledges that only one (1) of three (3) garage doors has a key. The purchaser agrees not to seek to, terminate rescind or make any objection requisition or claim for compensation arising out of any of the matters covered by this clause.

Lounge / Dining

Floating laminate floors

TV points

Ducted revers cycle air conditioning

Light fittings x 2

X2 single power points

X2 double power points

Natural gas bayonet

Vertical blinds

White venetians

Ornate cornices

4 door linen / storage cupboard

Freshly painted - whisper white walls

Smoke alarm

Front timber door / screen security door

Kitchen / Living / Meals

Laminex tops – white / grey marble effect

Charcoal glass splashback

Gas 900mm cooktop - stainless

Blanco stainless electric oven

Integrated rangehood (pull out)

Stainless single sink / mixer

Microwave hutch

Stainless Kogan dishwasher

Breakfast bench

Floating laminate floors

TV & bracket

Ample cupboard / pantry space

Appliance hutch with roller shutter

Ducted revers cycle air conditioning

Light fittings x 4

Smoke alarms

Vertical blinds

White venetians

x6 double power point

x1 single power point

x4 point spot light fitting

Fridge space

Bedrooms

Master Bedroom

Cream carpet

Freshly painted - grey white walls

Vertical blinds

Smoke alarm

Ornate cornice

Ducted revers cycle air conditioning

Ceiling fan

Built-in robe – x1 mirror door - hang space / shelving

Double power point

White timber door

Bedroom 2

Smoke alarm

Cream carpet

Freshly painted grey white walls

Pastel pink feature wall

TV & Bracket

Ceiling fan

Ducted revers cycle air conditioning

Wall shelves x2

White venetian

Double power point

Ornate cornices

Manhole access

Slider white timber door

Built-ins -x1 mirror door- hang / shelving space

3rd bedroom

Off white walls freshly painted

White trim

Ornate cornice

Ceiling fan

Ducted revers cycle air conditioning

Smoke alarm

Datto style walls

Timber style venetian

x2 double power point

White timber door

Cream carpet

Main Bathroom

Grey tile walls

Cream tile floors

White shower bay - glass shelves

New silver tap ware

White venetian

Frosted window

White vanity / drawers

Wall mirror

HPM light/heat/fan

White timber door

Silver wall hooks

White W.C

Exhaust

Laundry / W.C

Grey floor tiles

Double power point

White laundry tub

White venetian

Wall shelf

Light fitting

Room for washer and dryer

Exhaust fan

W.C room off laundry, toilet, slider door, window, white venetian

Light fitting

Silver roll holder

Freshly painted - off white

Comparable Sales



35 LOVE ST CESSNOCK NSW 2325

4 Bed | 2 Bath

\$763,333

Sold ons: 05/12/2023



58 LOVE ST CESSNOCK NSW 2325

3 Bed | 1 Bath | 2 Car

\$650,000

Sold ons: 12/12/2023



2 LIGHTFOOT ST CESSNOCK NSW 2325

3 Bed | 1 Bath | 2 Car

\$690,000

Sold ons: 17/01/2024



4 MYRA ST CESSNOCK NSW 2325

3 Bed | 2 Bath | 6 Car

\$675,000

Sold ons: 18/01/2024



34 FERGUSON ST CESSNOCK NSW 2325

3 Bed | 2 Bath | 2 Car

\$770,000

Sold ons: 20/12/2023



87 FERGUSON ST CESSNOCK NSW 2325

3 Bed | 1 Bath | 4 Car

\$650,000

Sold ons: 29/11/2023



18 DUDLEY ST CESSNOCK NSW 2325

3 Bed | 2 Bath | 1 Car

\$737,500

Sold ons: 13/12/2023

Relevant Documents

[Marketing Contract](#)

[Make An Offer Form](#)

[Rental Letter](#)

[Rental CMA Pricing Report](#)

About 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

Schools

SCHOOLS:

- Nulkaba Primary School (Within this school catchment)
- Mt View High School
- St Phillips Christian College

- Cessnock High School

Cafes and Restaurants

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

SHOPPING:

- Various boutique shops in Vincent Street and Pokolbin (Hunter Valley Vineyards)
- Coles / Woolworths / Target / BIG W / Bunning's to name a few

About Us



PAT HOWARD

PARTNER | CLASS 1 LICENCED REAL ESTATE
AGENT

0408 270 313

pat@fnrem.com.au

A company Partner and one of the four Principal agents at First National Real Estate Maitland, Pat has been a Sales Agent with us since 2014 and brings a compassionate and enthusiastic approach to Real Estate in Maitland.

Having resided in Maitland for over 20 years, Pat has gained a vast knowledge of the area and is committed to it prospering. Pat is heavily involved in the community in particular, donating his time and services to the Maitland Rugby Club of which he is currently the President. Pat is regularly asked to conduct charity auctions and fund raise for many local charities and events including Red Nose Day Hunter, Gotcha 4 Life and Tomorrow Man, Run DIPG and The Shit Box Rally. Annually Pat swims and raises money for Laps for Life in memoriam to Angus Latham, taken too soon.

With a successful career of sales in both the Manufacturing and the Entertainment industry prior to real estate, Pat has a plethora of experience in dealing with a vast range of people in all situations.

Communication and attention to detail are paramount in Pat's ethos, to deliver the best service to his clients. He will ensure that all avenues are exhausted to guarantee the best price is obtained for his vendors. If you would like someone who you can trust to look after your biggest asset and be provided the highest quality service then give Pat a call.



AIDEN PROCOPIS

ASSISTANT REAL ESTATE AGENT | PROPERTY
SALES CONSULTANT

0456 66 44 81

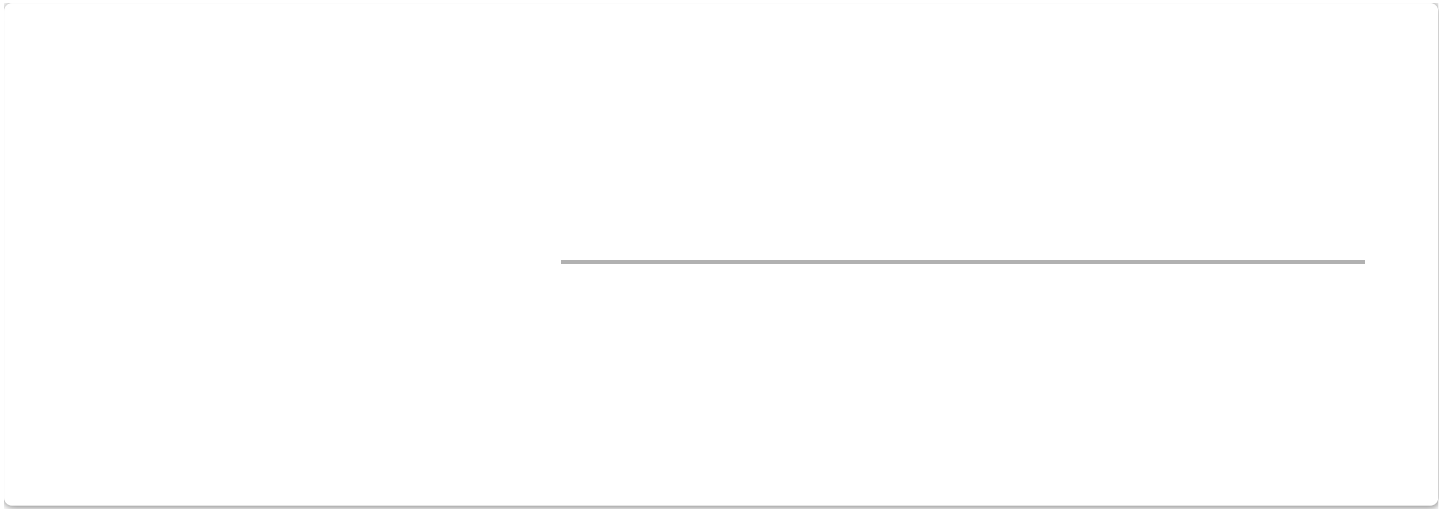
aiden@fnrem.com.au

Known for his dedication and caring approach, Aiden has a passion for real estate and a keen understanding of the market. Working alongside Lead Agent Patrick Howard, Aiden provides his clients with accurate advice tailored to their needs. He's a great listener, ensuring clients' preferences and concerns are heard, making the buying or selling process stress-free.

Aiden's integrity and ethics shine through in all his dealings, earning him a reputation for fair practices and building client relationships. Leveraging the latest technology, Aiden offers seamless assistance and efficient communication. He goes above and beyond to help clients find their dream homes or make successful sales. With Aiden as their guide, clients can trust they have a dedicated professional committed to making their real estate goals a reality.

Outside of real estate, Aiden is a keen and talented rugby union player, currently playing on the wing in the first XV for the Maitland Blacks. His ability to work within a team environment means he fits in perfectly with our culture at First National Maitland and we are excited to have him as part of our close knit family of professionals.

Get in contact with Aiden today for all your residential sale needs.



Disclaimer

First National Real Estate Maitland 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 Real Estate Maitland. 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.