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## Property Details



**24 Hickey Street, CESSNOCK**

**UNDER OFFER**

3  1  2 

**Property  
Preview**

Air Conditioning

Split System Air Conditioni  
ng

Reverse Cycle Air Condition  
ing

In Ground Pool

Split System Heating

Secure Parking

Outdoor Entertaining

Shed

Workshop

Fully Fenced

Built In Robes

Dishwasher

Inviting, established, homely and just a whole lot of fun to be had, welcome to 24 Hickey Street Cessnock, where entertaining family and friends is at the forefront and memories are just waiting to be made.

Situated on a huge 936.7 sqm block with side lane access to a 9 x 7m Colourbond double bay garage with storage space or workshop, this property certainly packs a punch on inclusions and is just waiting for it's new owners to move in and start enjoying all that it beholds.

Just a short walk to the local primary school, chemist, public transport and select shops, the property is also just a short 5 minute drive to the start of the Hunter Valley Vineyards and Cessnock CBD, offering a plethora of amenities, cafe's and shopping centre facilities.

Spacious enough for a family or perfect for even first home buyers and investors alike, you will not be disappointed with this surprise package, so put it on your short list and check it out today.

Quick features include:

- 3 bedrooms with built-in robes and ceiling fans
- Spacious living / lounge zone with external private sitting area
- Separate dining
- Updated kitchen with rolling island bench, approximately 3 years young
- Updated bathroom
- Separate WC
- Internal laundry with external access
- Reverse cycle split system air conditioning ( to living and 2nd bedroom)
- Ceiling fans throughout
- Sparkling inground pool with solar heating
- Huge undercover alfresco entertaining overlooking the pool
- Fenced rear yard
- Lawn locker
- Established landscaped gardens, tree's and shrubs
- Set back off the street allowing for plenty of privacy
- Plenty of off street parking to the front of the home, including room for a caravan / boat or large trailer
- Side lane access to an approximate 9 x 7m Colourbond garage with workshop or storage space (potentially could fit up to 4 small cars or cars and motorbikes etc)
- Nothing to do but move straight in and start enjoying this great home

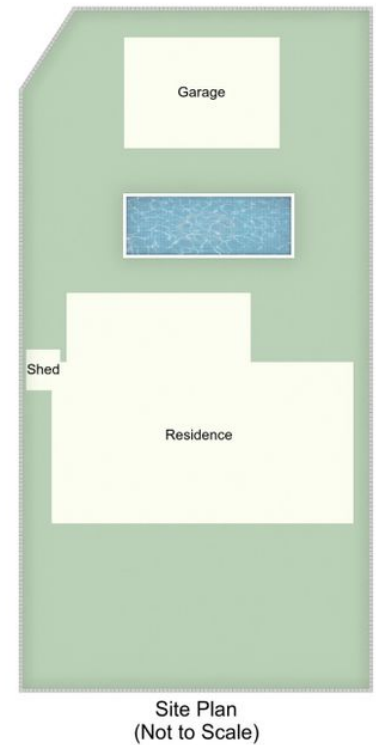
This property is proudly marketed by Patrick Howard & Jade Tweedie, contact 0408 270 313 or 4933 5544 for further information or to book your private inspection.

" 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.

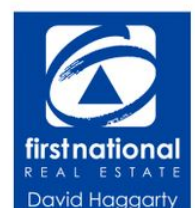


# Floorplan



## 24 Hickey 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.



## Property Video

## Property Inclusions

### External Front

Cement floor full length verandah

External lighting

Outdoor private sitting area / access via internal lounge room

Sandstone letterbox

Landscaped gardens

Gravel/dirt drive

Disable entry ramps

Brick and tile construction / slab foundation

Set back well off the street

# Entry Hall / Hall

Entry Hall:

Slate floors

Round light fittings

Front Timber entry door / side glass panel

Front Security door

Grey walls

Hall :

Grey / blue carpet

Grey walls

Round light fitting

Linen storage

# Master Bed (Bedroom 1 )

Grey / blue carpet

Cream walls

Ceiling fan / light

Mirror built-in robes (walk in hang section)

Power points

Grey holland blind

## Bedroom 2 - 3

Bedroom 2:

Timber door built-ins

Grey/blue carpet

Cream walls with Olive green feature wall

Grey curtains

Mitsubishi electric inverter a/c

Power points

TV Bracket

Wall hook

Ceiling fan / light

Bedroom 3:

Grey / blue carpet

Grey walls

Ceiling fan / light

Power point

Timber door built-in

Grey curtains

# Lounge / Living Zone

Grey carpet

Purple walls

Ceiling fans

Downlights

Grey Verticals

Teco r/c a/c

Various power / points

Sliding glass door to out/door sitting zone

External timber exit door to front verandah

# Kitchen / Dining

Dining :

Grey carpet

Ceiling fan

Power points

Light blue walls

Glass / timber rear external exit door

Pendant light

Dark holland blind

Kitchen: (apporx. 3 years old)

White gloss cabinetry

Slate floors

Charcoal laminate benchtops

Stainless double bench

Elec. ceramic cooktop

Elec. black oven

Microwave hutch

Bellini stainless dishwasher

Stainless pull-out range

Relocatable roller Island Bench

Rear access glass slider and security slider doors

Power points

Black ceiling fan

X2 oyster light fitting

Grey walls

White subway tile splashback

# Bathroom / W.C

Bathroom ( recently updated):

Grey floor tiles

White wall tiles with feature tile trim

Corner shower

Stainless tap ware / shower head (removable)

Double door shower screen

Bath

White ceramic pedestal sink

Round wall mirror

Stainless towel rails

Frosted window

IXL style fan / heat / exhaust

Timber grey door

Separate W.C :

White toilet system

T. R holder

White wall tile

Brown floor tiles

Timber door

Frosted window

Bayonet light

# Laundry

Brown floor tiles

White wall tiles

White wall cabinetry

White/ stainless laundry tub

Rear external glass timber door / security door

Man-hole access

Timber hall door

# Rear External

Huge alfresco u/cover zone/ cement flooring

I.G fibreglass pool, red cement / landscaped surrounds / solar heating (Compliance certificate being finalised)

Lawn locker

Fenced yard

Established gardens / lawns

Pool pump

X2 retractable clothes line

Side lane access to colourbond garage / workshop - (potentially could fit 4 small cars or 2 average cars / motorbikes)

Colourbond and pool fencing

External lighting

Disable ramp entry to home

Everhot 125L HWS electric

## Relevant Documents

[Rental Appraisal Letter](#)

[Marketing Contract](#)

## Comparable Sales

### 13 MARGARET STREET, CESSNOCK NSW 2325

3 Bed | 1 Bath | 1 Car  
\$615,000  
Sold ons: 21/12/2021

### 44 LOVE STREET, CESSNOCK NSW 2325

3 Bed | 1 Bath | 3 Car  
\$615,000  
Sold ons: 17/12/2021

### 19 CONDON AVENUE, CESSNOCK NSW 2325

3 Bed | 2 Bath | 3 Car  
\$680,000  
Sold ons: 10/12/2021

### 254 MATHIESON STREET, BELLBIRD NSW 2325

3 Bed | 1 Bath | 1 Car  
\$680,000  
Sold ons: 23/11/2021

### 9 EDDEN STREET, BELLBIRD NSW 2325

3 Bed | 1 Bath | 4 Car  
\$655,000  
Sold ons: 12/10/2021

### 35 ATKINSON STREET, BELLBIRD NSW 2325

4 Bed | 1 Bath | 1 Car  
\$650,000  
Sold ons: 20/09/2021

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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 Kitchen 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

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[Email Pat](#)

[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.