

**3 Charles St, Abermain, NSW, 2326**



**House For Sale**

Wednesday, 30 October 2024

3 Charles St, Abermain, NSW, 2326

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Bryce Gibson

0240506000

## Recently Renovated Family Haven in the Heart of Abermain

We are delighted to present a superb family home located in the peaceful suburb of Abermain. This property is an excellent choice for families looking to settle down or investors seeking a valuable addition to their portfolio.

The house boasts three generous bedrooms all with new carpet and ceiling fans, providing ample space for a growing family, guests, or a home office. The home has been fitted with new Roller blinds throughout and the single bathroom is well-maintained with a large shower the laundry also houses a second toilet to suit your family's needs.

Along Side the house lies a teenager retreat converted from a garage with sliding glass doors, carpet, split system air-conditioning, Ceiling fan installed, downlights and recently painted ready to go.

For those who appreciate the comfort of indoor living, the house is equipped with split system air conditioning to keep you cool during the hot summer months. In the colder months, gather around the cosy fireplace, which adds a touch of charm and warmth to the living area.

Step outside and discover an entertainer's paradise. The outdoor entertainment area is fully bug-screened, creating the perfect spot to host gatherings, enjoy family meals, or simply relax while being shielded from the elements.

The property also features a double garage shed and large carport, providing plenty of secure parking and storage space for vehicles, tools, or recreational equipment..

The expansive land area of 1,037.00 sqm offers plenty of room for children to play and explore, for pets to roam, or for gardening enthusiasts to create their own outdoor oasis. The backyard is a blank canvas, ready for you to shape it to fit your family's lifestyle and needs.

Located in Abermain, this property offers the best of suburban living, Being only 560m from Abermain Public School and 6.81km to Cessnock High School with the school catchment 300m walk to Howe sports park and 150m to the Abermain hotel

This is a fantastic opportunity to secure a family home that offers comfort, convenience, and potential. Don't miss out on this chance to create lasting memories in a home that can grow with your family.

### Quick Facts:

- 3 Bedrooms with new carpet, ceiling fans, and roller blinds
- Main Bathroom plus a second toilet in the laundry
- Split system air conditioning and a fireplace
- Teenage Retreat with ceiling fan, split system aircon, downlights
- Bug-screened entertainment space
- Double garage Shed and a large carport
- 1,037 sqm block
- 560m to Abermain Public school
- 6.81km to Cessnock High School
- Council Rates \$1,872.12 and Water Rates \$954.21

For more information and to arrange your inspection of this expansive property please contact Listing Agent Nathan Peters or Bryce Gibson at LJ Hooker Cessnock today on 02 4050 6000.