

45 Cessnock Street, Kitchener, NSW, 2325



House For Sale

Friday, 6 December 2024

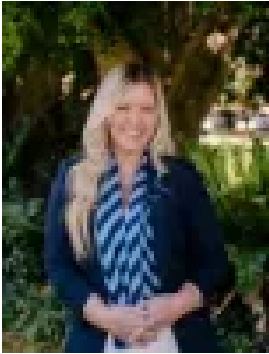
45 Cessnock Street, Kitchener, NSW, 2325

Bedrooms: 4

Bathrooms: 2

Parkings: 13

Type: House



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Exquisite Family Home with Modern Comforts

Step back in time and experience the charm of this beautiful circa 1911 character home, known as the old mining cottage, it perfectly blends period elegance with modern living. This spacious 4-bedroom, 2-bathroom residence is set on a picturesque 2607sqm property that offers both comfort and functionality.

Featuring classic architectural details, this home boasts beautiful Kauri Pine hardwood timber floors, 12ft ceilings & stunning wrap-around verandahs that invite you to relax and unwind. Whether you're sipping your morning coffee underneath the Italian Isabella grape vines or watching the sunset from the front verandah, this period home while modernised, has kept to its original charm.

Inside, the home has been thoughtfully renovated, to include a spacious open-plan kitchen, dining, and living area, seamlessly connecting to the outdoor entertaining space for effortless indoor-outdoor living.

For all year round comfort the home has ducted air-conditioning, ceiling fans throughout & a slow combustion woodfire for those cooler winters nights.

All bedrooms have carpet and built in robes while the master & second bedroom have French doors to the covered verandahs. The third bedroom also features the original fireplace as a beautiful feature.

The spacious kitchen has Caesarstone benchtops and a huge breakfast bench providing plenty of room for those big Christmas lunches with family and friends. Enjoy cooking with the 900mm gas cooktop & electric oven, while ample cupboard space accommodates for a family. There is a double sink & dishwasher.

The main bathroom has been renovated in its time and features an oversized walk in shower & deep soak bath while the toilet is ideally positioned separately. There is a second bathroom located in the laundry for convenience.

The home has had many improvements from lighting, blinds & fans, to upgrading power, replacing piers, as well as a new roof, repainted internally & externally, new decking, gates & rails to the verandah's and new windows and doors just to name a few. The property has concreted side access, instantaneous hot water fed by bottled gas, a 9.2kw solar system installed & beautifully established gardens and plant life. Why not have a few chickens in the chicken coop and enjoy collecting the eggs.

For the family there is plenty of room for the kids to play either on the built-in play equipment any child is sure to love or head across the road to the kids playground & BBQ area. Keep the kids busy while you enjoy your weekend with your friends around the fire pit or in the upstairs games room which would also make a great office/studio or teenager's retreat.

Lets get to the important stuff.. The shedding, and wow this property sure does accommodate for those wanting decent shedding. From the concreted side access, you can drive in to an open carport & lockable roller door garage while a dual street frontage gives you full access to the rear of the property and your impressive shed with two double garage doors & an extra single garage door which gives access to your workshop, 3 phase power, and ability to park 9 vehicles. This access is flat, and could easily accommodate heavy machinery. This property lends itself for those wanting a home business with easy roadside access separate to the house.

The property is subdividable, council rates are \$2480 annually and the property is located across the road from the state forest which is perfect for those wanting to walk the dogs or bike ride on the weekends. There is both town water & tank water plumbed in to the property along with sewer.

Schooling is not an issue with Kitchener Public School within walking distance or bus routes into Cessnock & surrounding primary & high schooling.

This property is impressive and not one to miss, those looking for elegance, a character home with timeless touches big enough for the family to enjoy then do not look past this rare gem.

Located 7 minutes to Cessnock, 18 minutes to the Hunter Valley winery region, 24 minutes to Greenhills Shopping Centre, 20 minutes to the M1, just over 1 hour to Newcastle & under 2 hours to Sydney.

* This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.