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## Property Details



**67 Mavis Street, CESSNOCK**

**All The Hard Work Has Been Done !**

3  1  2 

**Property  
Preview**

Air Conditioning

Reverse Cycle Air Condition  
ing

Open Fire Place

Floor boards

Outdoor Entertaining

Shed

Fully Fenced

Built In Robes


Dishwasher

If you're looking for the perfect first home or investment, then you will most certainly be impressed by 67 Mavis Street Cessnock! With a tastefully updated kitchen, bathroom and laundry that are truly eye catching, this home has had all the hard work done and is ready and waiting for its new owners to take advantage of all this residence beholds.

Stepping inside you will find polished floorboards combined with a stylish yet neutral colour pallet, giving the home that warm and inviting feeling! No stone has been left un-turned, with the inclusion of all the mod cons required to make for comfortable living such as slow combustion wood heating and ample reverse cycle air conditioning.

Moving outside, there is an abundance of space for the kids or furry friends to run around in and entertaining is absolutely catered for by way of a rear under cover verandah and a huge private alfresco area to the side of the home, which could also easily act as a secondary carport! Sitting on a 755m<sup>2</sup> parcel of land and being a corner block, there could also be potential for development subject to Council Approval. With all that said, we just know you're going to love all that this little surprise package has to offer. Contact us today to book your one on one inspection or take a video tour at the video link.

Quick features of this property include:

- Three bedrooms, the master inclusive of a sizable built-in robe and reverse cycle air conditioning
- Separate lounge room
- Polished floorboards and carpets throughout
- New bathroom just 12 months young, with separate shower, a tasteful tiling design, stone top vanity and deep freestanding egg shell bath
- Open plan dining off the kitchen
- New kitchen (just 12 months young) with stainless appliances, dishwasher, range, breakfast bench and white subway tile splash back
- Slow combustion wood burning fire
- Linen storage
- Separate W.C and secondary W.C to the laundry
- New laundry (just 12 months young) with built-in shelving
- Single garage - currently set up as a storage / work shed with shelving (could easily be converted back to car accommodation if required)
- Outdoor undercover entertaining by way of a rear verandah and huge side alfresco (also could be a secondary carport if required)
- Single free standing carport to rear yard
- Fenced rear yard with side gate access off Lindsay Street
- Chicken run, lawn shed and dog run
- Just 3 minutes  drive to Cessnock CBD and the Hunter Valley Vineyards
- 40 minutes to Newcastle and approximately 1.5 hours to Sydney

This property is proudly marketed by Patrick Howard and Jade Tweedie of First National David Haggarty, contact 0408 270 313 to inspect today.

First National David Haggarty, We Put You First.

Disclaimer: All information contained herein is gathered from sources we deem to be reliable.

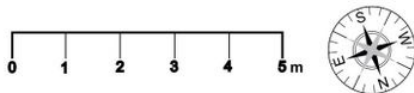
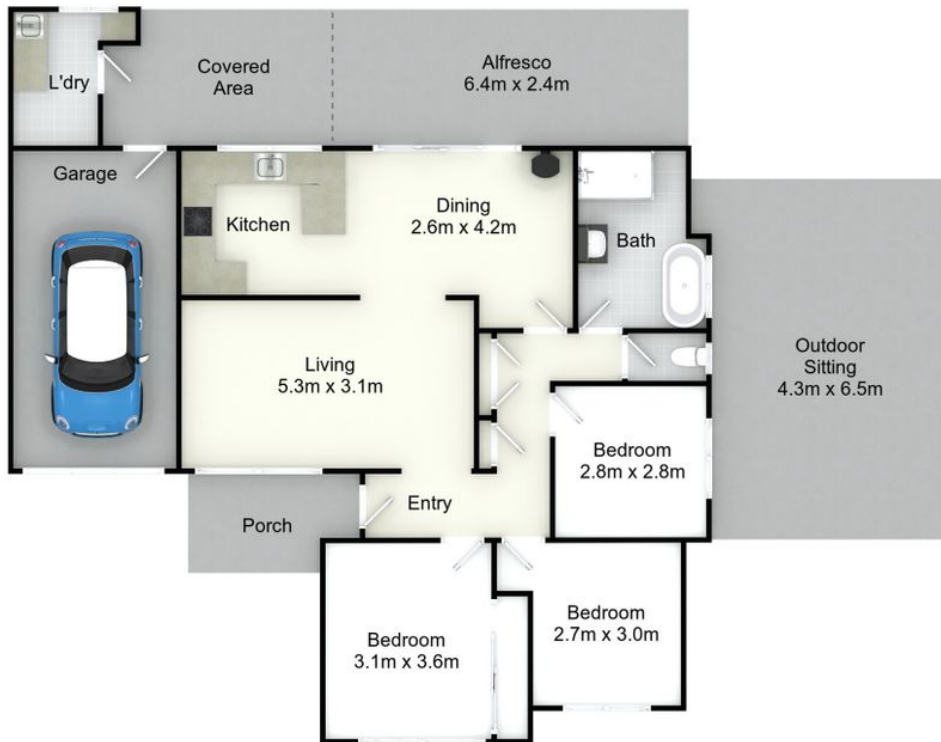
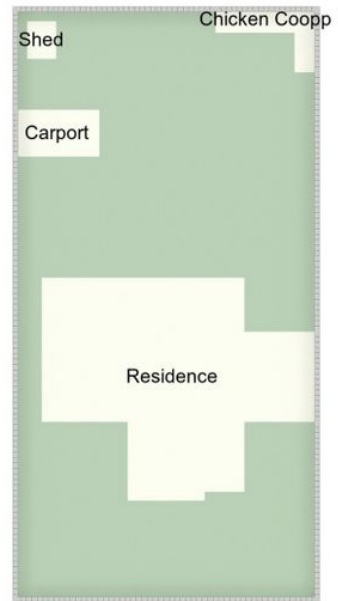
However, we cannot guarantee its accuracy and interested persons



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## Floorplan

Site Plan  
Not to Scale



67 Mavis 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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## Property Video



## Property Inclusions

### Front Bedroom

Phone point

Brown carpet

Grey walls

Grey verticals

Daiken r/c split system a/c

White ceiling fan

3 slider door built-in

Double power point

# Bedroom 2

Brown carpet

Grey walls

White ceiling fan

Grey verticals

4 point power point

# Bedroom 3

Brown carpet

Grey walls

Grey verticals

White ceiling fan

Double power point

# Separate W.C

Dual flush system

Grey walls

Light fitting

Grey verticals

Tile floor

# Bathroom

New - 12 months old

Grey stone floor tiles

Gloss grey subway tile feature wall

White gloss wall tiles

Matte black tap ware

Egg shaped freestanding deep bath

White gloss wall hanging vanity with grey stone top x 2 drawers

Double mirror door wall cabinet

Exhaust fan and LED downlighting

# Hallway

Polished floorboards

Grey walls

X 2 light fittings

Double power point

Single door broom cupboard

2 door linen cupboard / shelves

X1 security entry door

X1 main timber door

# Dining | Kitchen

Polished floorboards

Grey walls

Stainless ceiling fan / light

Norseman slow combustion wood burner

Grey tile feature / heat wall / floor around wood burner

New 12 month old kitchen

Grey marble effect laminate tops

White gloss laminate doors / drawers

Stainless single sink/mixer / left hand drainer

Stainless pull out range

Ceramic electric Euro Kera cooktop

Stainless Platinum electric under bench oven

Stainless Platinum dishwasher

X 2 double power point

X 2 single power point (1 with dual USB points)

Grey verticals

X3 white spot light fitting

Rear glass slider door

Rear security screen slider door

# Lounge

Polished floorboards

Grey walls

X2 square light fittings

Daiken split system r/c air conditioning

Double power point

4 point power point

Grey verticals

X3 TV points



# External Laundry

New - 12 months old

Grey walls

Grey floor tiles

Second W.C

Built-in bench

Stainless sink

Matte black tap ware

X2 washing machine tap points

Timber bench top

Wall shelving

LED downlighting

Grey holand blind

# External

Caged in dog run

Aqua max 250 litre HWS

Fenced rear yard

Various external taps / external power point

Rear under cover verandah

Rear under cover entertaining or secondary carport

Single free standing carport

Side drive thru access to rear yard

Lawn locker

Chicken run

755m2 corner block

Brick construction / tile roof

Single garage serving as workshop with built-in shelving - could easily be converted back to single garage for further car accommodation

Established gardens and trees

Corner block - potential development opportunity subject to council approval

External lighting

Side walk thru gate

Hills hoist clothesline

Paved / private entertaining area

## Relevant Documents

[Rental Appraisal Letter](#)

[Marketing Contract](#)

## Comparable Sales



### 51 MACLEAN STREET, CESSNOCK NSW 2325

3 Bed | 1 Bath | 2 Car  
\$590,000  
Sold ons: 01/10/2021



### 12 KING STREET, CESSNOCK NSW 2325

3 Bed | 1 Bath | 0 Car  
\$675,000  
Sold ons: 22/09/2021



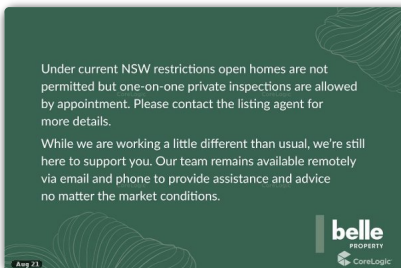
### 7A DOYLE STREET, CESSNOCK NSW 2325

3 Bed | 1 Bath | 4 Car  
\$600,000  
Sold ons: 21/09/2021



### 2 SAUVIGNON GROVE, CESSNOCK NSW 2325

4 Bed | 1 Bath | 2 Car  
\$656,500  
Sold ons: 20/09/2021



### 70 MACQUARIE AVENUE, CESSNOCK NSW 2325

3 Bed | 1 Bath | 2 Car  
\$600,000  
Sold ons: 17/09/2021

Under current NSW restrictions open homes are not permitted but one-on-one private inspections are allowed by appointment. Please contact the listing agent for more details.

While we are working a little different than usual, we're still here to support you. Our team remains available remotely via email and phone to provide assistance and advice no matter the market conditions.

**belle**  
PROPERTY  
CoreLogic

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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



### **PAT HOWARD**

PARTNER | CLASS 1 LICENCED REAL ESTATE  
AGENT

0408 270 313

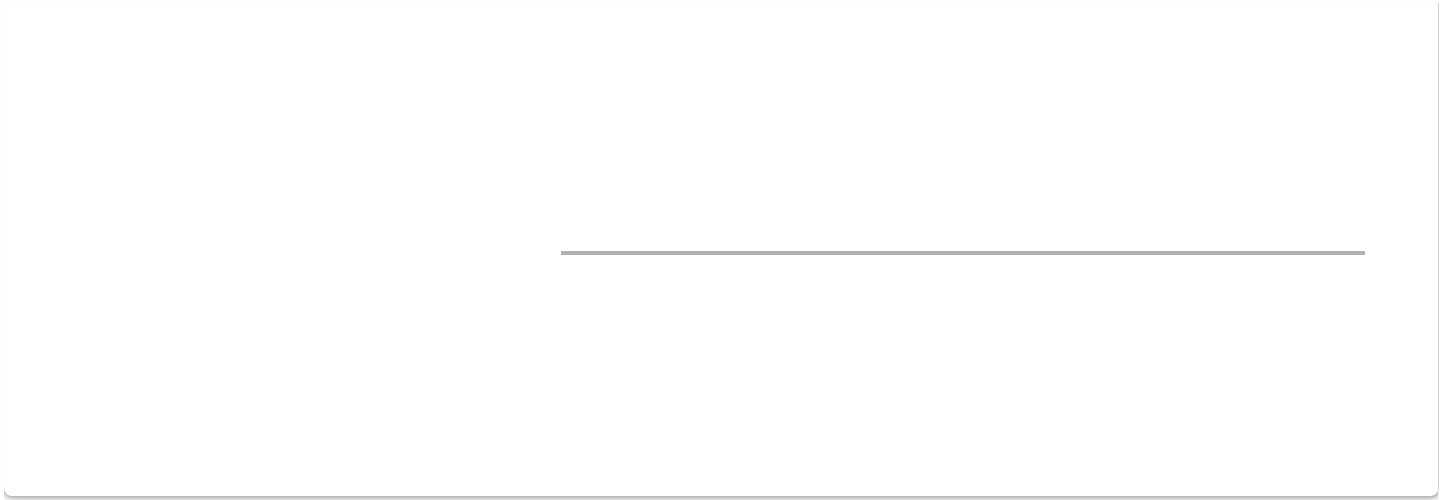
[pat@fnrem.com.au](mailto:pat@fnrem.com.au)

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.





[Phone Pat](#)

[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.