

FOR SALE

BOOK YOUR PRIVATE INSPECTION OR ARRANGE A FACETIME OR VIDEO CALL TOUR

BEAUTIFUL COTTAGE WITH SPACE AND POTENTIAL SUBDIVISION NEAR THE VINEYARDS

Picturesque and move-in ready, yet with loads of potential, this is the entry-level home or investment you have been looking for to make into something really special.

Freshly painted, absolutely immaculately presented and cared for, this property features 3 oversized bedrooms, a modernly appointed kitchen with breakfast bar and a separate dining and study. Set on a corner block with dual street frontage and plenty of room for business and play, this property's huge size also offers potential for an astute investor to take advantage of a possible subdivision (STCA).

- * Magazine-worthy federation facade, think Airbnb
- * Separate living, dining and study (or playroom) areas
- * Generously scaled bedrooms
- * Full bathroom with laundry
- * Rear double garage with power and multiple access points for boats and trailers
- * Work Convenience: 15 minutes to the Pacific Highway, 30 minutes to Maitland, 45 minutes to John Hunter Hospital, 1 hour 20 minutes to Wahroonga.
- * Lifestyle Balance: 10 minute walk to coffee at The Crossing Art Gallery Cafe, 10 minutes drive to wine-tasting and world-class golfing, 30 minutes to put your boat into Lake Macquarie.

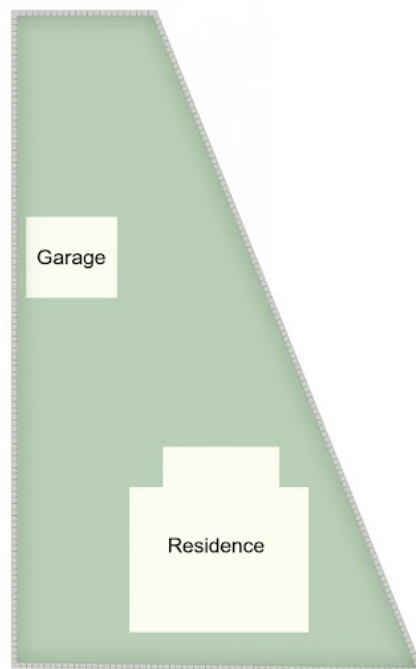
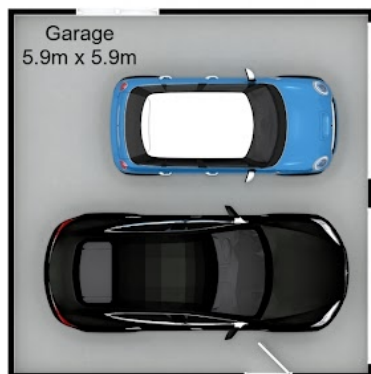
3 BED | 1 BATH | 2 CAR

PRICE:
\$395,000 - \$420,000

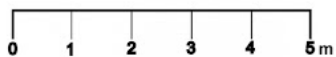
OPEN FOR INSPECTION:
N/A



Daniel & Laura McMahon
0426511257
danielm@atrealty.com.au
www.atrealty.com.au



Site Plan
Not to Scale



30 Colliery St, Aberdare

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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.