

# 22 COOMA STREET ABERMAIN



## FOR SALE

### COTTAGE IN ABERMAIN DON'T MISS OUT!"

Welcome to your quaint home in the charming town of Abermain, nestled in the picturesque countryside of New South Wales. This 4 bedroom house is now available for sale and is waiting for you to make it your own.

The kitchen has been fully renovated, to a modern stylish design, with a portable island bench for ease of functionality. Modern appliances are included. The home needs some TLC, but with the right vision, the transformation potential is endless.

Once inside, you will be struck by the spaciousness and warmth of the house. With a floor area of 150 square meters, this house offers plenty of room for you and your family to spread out and relax. The open plan living and dining area is perfect for entertaining guests or spending quality time with your loved ones.

One of the highlights of this property is the outdoor area. With an extensive backyard, which also has rear lane access, and established fruit trees. Plenty of room for children and pets to enjoy the space. There is a car port and on street parking. This property also has solar panels with a capacity of approximately 5.5kw.

Located on a generous land size of 1012 square meters, there's plenty of space to create your own outdoor oasis. Whether you want to add a pool, a vegetable garden, or a play area for the kids, the possibilities are endless.

And the best part? This property is not tenanted, so you can move in and make it your own right away. This is your chance to own a piece of Abermain and experience the idyllic lifestyle it has to offer. Located 150km North of Sydney, being well connected to the M1 Motorway. As well as being in close proximity to Newcastle.

When looking for a harmonious blend of suburban comfort, rural and coastal, look no further, this is the perfect location.

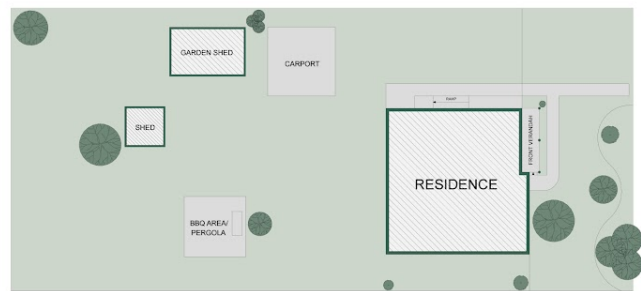
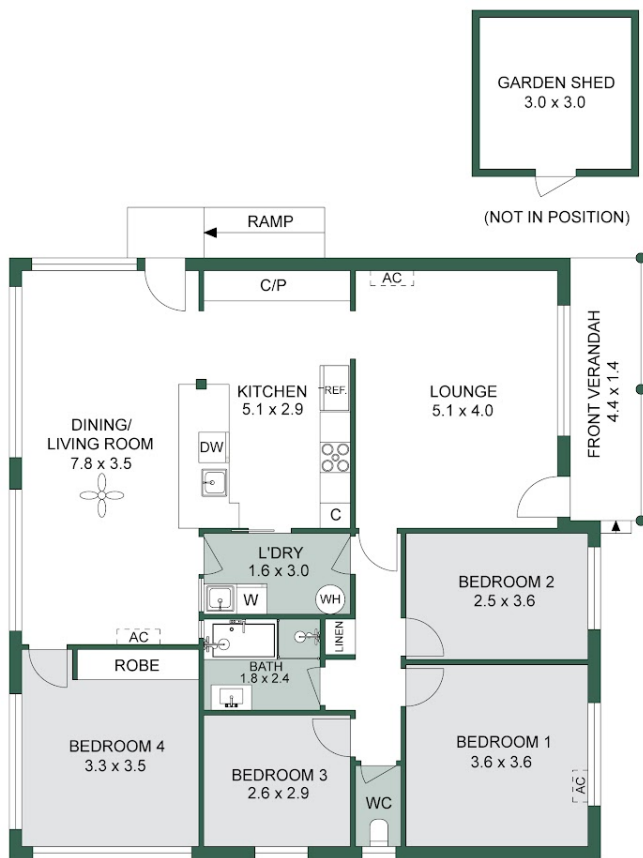
**4 BED | 1 BATH | 4 CAR**

**PRICE:**  
**\$550,000**

**OPEN FOR INSPECTION:**  
**N/A**



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SITE PLAN



APPROXIMATE AREAS

Internal Area	125 sqm
External Area	7 sqm
Total Area	132 sqm

The site plan and floor plan are not to scale; measurements are indicative and in metres.  
 Bushes and trees are placed for illustration purposes. Plans should not be relied on.  
 Interested parties should make and rely on their own enquiries.

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.