



FOR SALE

MODERN, LOW-MAINTENANCE LIVING IN THE HEART OF CESSNOCK!

Whether you're a first home buyer looking to enter the market, a downsizer seeking comfort and convenience, or an investor searching for a quality addition to your portfolio, this modern three-bedroom duplex presents an outstanding opportunity in a convenient Cessnock location.

Welcome to 1/1A Bevan Street, Cessnock.

Built in 2018 and offering an appealing combination of contemporary finishes, practical design and low-maintenance living, this beautifully presented brick and tile home delivers everything you need without the upkeep of a traditional larger property.

Positioned within easy reach of Cessnock's thriving town centre and the world-renowned Hunter Valley wine region, the property enjoys a lifestyle of everyday convenience while offering comfortable, spacious living both inside and out.

DESIGNED FOR COMFORT, PRACTICALITY & EASY LIVING

Step inside and you'll immediately appreciate the home's light-filled interiors, neutral colour palette and thoughtfully designed floorplan.

At the heart of the home is a generously proportioned open-plan kitchen, living and dining area, creating a welcoming space for everyday living and entertaining. Sliding glass doors provide direct access to the outdoor alfresco area and backyard, seamlessly connecting indoor and outdoor living.

The spacious kitchen has been designed with functionality in mind, featuring 40mm benchtops, a convenient breakfast bar, ample cabinetry and pantry storage, a double sink and quality appliances including a Chef oven, four-burner gas cooktop, integrated rangehood and Dishlex dishwasher.

Accommodation comprises three well-sized bedrooms, each complete with mirrored built-in wardrobes. The main bedroom enjoys the added convenience of its own private ensuite, while the remaining bedrooms are serviced by a centrally located family bathroom featuring a separate

3 BED | 2 BATH | 1 CAR

PRICE:

\$590,000 - \$630,000

OPEN FOR INSPECTION:

N/A



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1/1A BEVAN STREET, CESSNOCK

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

Internal Area	127 sqm
External Area	10 sqm
Total Area	137 sqm



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.