



31 Jeffries Street Cessnock, NSW

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### Federation charm matched with convenience

Full of character with room to add your personal touch, this charming Federation home is the perfect start for a young couple or family. Set on a large laser-level block with excellent off-street parking, its interiors enjoy generous room sizes and old-world inclusions such as leadlight windows, dado boards and picture rails. You'll also love its convenient location, a little over 1km from the CBD.

**Price:** \$370,000  
**Council Rates:** \$414.36 p/q  
**Water Rates:** \$1,128.24/year (approx)



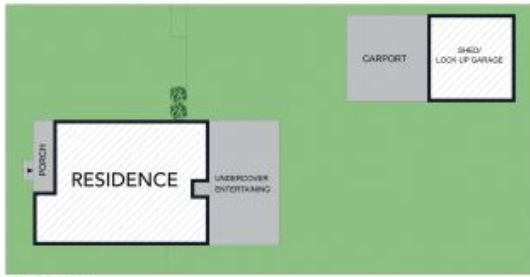
**Debra Ford**  
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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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SITE PLAN



(NOT IN POSITION)



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