



225 Cessnock Road Abermain, NSW

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### Double storey 2 bed home on a 1012sqm approx. block

Nestled in family orientated Abermain, close to Hunter Expressway and 5km to Kurri sits a home with great potential on a large block ? with rear lane access. Downstairs there is a private separate studio with laundry and 2nd toilet. Upstairs, the home offers lovely views, from both balconies and light filled living with expansive picture windows.

**Price:** \$550,000  
**Water Rates:** \$1,155.00/year (approx)



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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. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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Second Level



Ground Level



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.