



70a Rawson Street Aberdare, NSW

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### Private, Beautiful and Convenient living

Bright and exceptionally comfortable, this wonderful level three-bedroom property offers the pleasant, hassle-free living and peace of mind that Aberdare is known for. It is conveniently located on a quiet Aberdare street, within walking distance of Cessnock Public and High Schools, public transport, and a 4-minute drive to Cessnock CBD.

Bedrooms are comfortably sized, and feature ceiling fans and built-in wardrobes, with the master appreciating ensuite access to the shared three-piece bathroom.

Outside, the backyard is large, level and family-friendly, it also offers a patio entertaining area, a large work garage for all your storage needs and fantastic rear lane access perfect for a caravan or trailer....

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- Walking distance convenience to Cessnock Public and High Schools; close to Cessnock CBD
- Pleasant level yards front and back

**Price:** \$625,000



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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.

