



1/23a Sergeant Street Cessnock, NSW



### Your perfectly presented three bedroom villa

This as new three bedroom freestanding Villa will hold appeal for first home buyers, those looking to maximise on returns or live the downsizers dream. Built in 2015 and showcasing modern fresh interiors, open living/dining and super sunny courtyard. As part of a quality three unit boutique complex, this abode offers double garage with both remote, external and internal access ? just 800ms to West Cessnock School and only 1.5km Cessnock CBD.

- An ideal three bedroom villa constructed in 2015 as part of a quality boutique complex
- Modern and fresh interiors and large tiled alfresco area
- Kitchen with dishwasher, gas cook top and range
- Open living and dining with split system air conditioning and gas heating
- Three bedrooms with built in robes ? the master with ensuite and walk in robe
- Double garage with remote, external and internal access
- Strata \$470 per quarter, Rates \$353 per quarter, Water \$1,150 per annum
- 1.5km to Cessnock cafes and shopping precinct, 800ms to West Cessnock School

**Price:** \$550,000  
**Council Rates:** \$353.00 p/q  
**Water Rates:** \$383.00 p/q  
**Strata Rates:** \$470.00 p/q



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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.

