

## Table of Contents

- | [Property Details](#)
- | [Floorplan](#)
- | [Property Inclusions](#)
- | [Comparable Sales](#)
- | [Relevant Documents](#)
- | [About Cessnock](#)
- | [About Us](#)
- | [Disclaimer](#)

## Property Details



### 29 MOORE STREET, Cessnock

Charming Federation Home with  
Modern Comforts in Prime Cessnock  
Location

4 1 3

**Property  
Preview**

Air Conditioning

Ducted Cooling

Reverse Cycle Air Condition  
ing

Study

Ducted Heating

Secure Parking

Floor boards

Outdoor Entertaining

Shed

Fully Fenced

Broadband Internet

Built In Robes

Dishwasher

Positioned just a stone's throw away from Cessnock's bustling CBD, this Federation-style home offers an idyllic blend of classic character and modern convenience. Perfectly situated in a quiet street, this property provides easy access to the renowned Hunter Valley Vineyards just minutes away or the Upper Hunter mining districts.

This beautifully maintained home effortlessly marries Federation-era charm with contemporary upgrades. From the gorgeous polished floorboards to the stylish vinyl flooring and tiles throughout, every detail has been thoughtfully considered to enhance its timeless appeal. With soaring 10.5ft ceilings, intricate cornices, fretwork, and picture rails, the home showcases the elegance of its era while maintaining a sense of space and light.

The property boasts a spacious and flexible layout with four generous bedrooms, the fourth of which can easily double as a study. Two of the bedrooms include built-in wardrobes, while three

are fitted with ceiling fans to ensure comfort. Newly installed WIFI-controlled zoned ducted air-conditioning provides efficient climate control throughout the home, keeping it cool in summer and warm in winter. A separate lounge area creates the perfect retreat for relaxation, while the main bathroom offers both a shower and a separate bath, complemented by an updated vanity. Adding further practicality, a second toilet has been installed at the rear of the home for extra convenience.

The well-equipped eat-in kitchen features a dishwasher, a free-standing oven, and ample cupboard space, making meal preparation a breeze. A rear mudroom provides additional storage and seamlessly connects the indoors with the outdoor living area.

Stepping outside, you will find an impressive large covered entertainment area, ideal for hosting gatherings, barbecues, or simply unwinding in a private setting. The expansive, fully fenced backyard offers a secure and spacious environment, perfect for children, pets, or future landscaping projects.

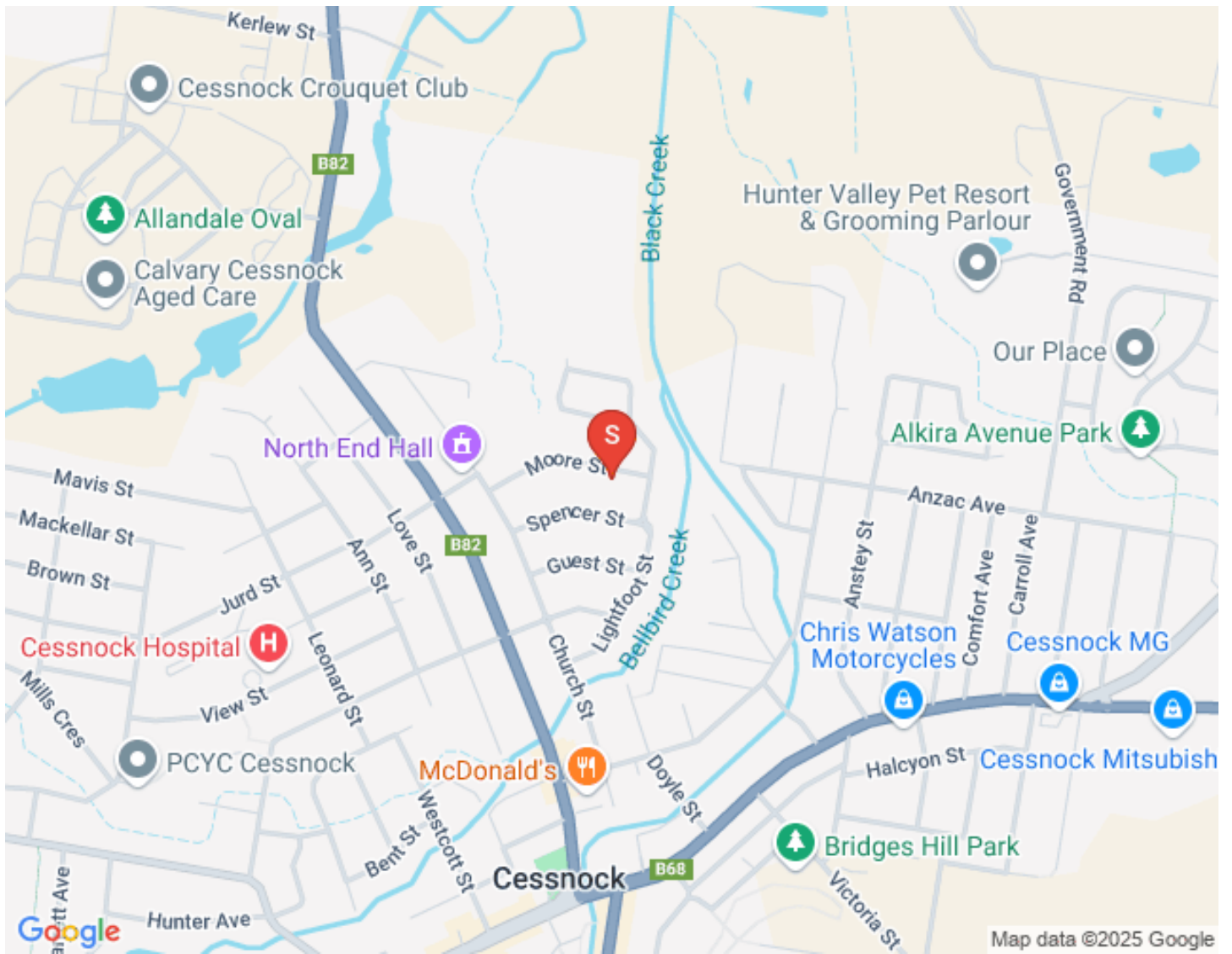
Practical upgrades have been completed to ensure modern efficiency, including a newly rebuilt single garage and workshop, a brand-new meter box, and essential electrical upgrades. A double carport, along with ample off-street parking, provides plenty of space for multiple vehicles, trailers, or boats, with the added benefit of rear access to the yard.

This property is an ideal first home, investment opportunity, or stepping stone to your dream residence. Move in and embrace its timeless charm or take the opportunity to add your personal touch. With its perfect combination of history and modern convenience, this exceptional home is ready to welcome its next owners. Don't miss the chance to secure a piece of Cessnock's history with all the comforts of contemporary living.

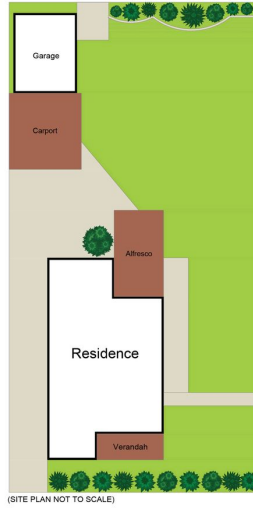
This property is proudly marketed by Pat Howard, Aiden Procopis and Jade Tweedie, contact 0408 270 313 or 0456 66 44 81 for further information or to book your private inspection.

Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

First National Real Estate Maitland - We Put You First.



# Floorplan



Approximate Gross Internal Area = 143.6 sq m (Including Garage)



## Property Inclusions

### External

Large undercover alfresco area to the rear

Landscaped gardens

Ample off- street parking to Pebble Crete drive

Fully fenced with gates from front to rear

Double carport with yard access for cars / trailers

Re-built single garage with workshop/storage

Natural gas metre

New meter box/electrical upgrades

Front undercover deck

Private leafy surrounds

# Lounge / Entrance Hall

## Hall -

Polished floorboards

Screen entrance door

Timber / frosted glass entrance door

Ornate ceiling / cornice

Ornate glass above entrance doors

Ornate fretwork

Pendant light

Shelves / linen cupboard

Newly installed Wifi ducted A/C throughout

## Lounge room -

Polished floorboards

Grey walls / wall paper feature wall

Gas bayonet point x 2

Newly installed Wifi ducted A/C throughout

TV points

2 double power point, x1 4 power point

Ornate ceiling cornice

Smoke alarm

White venetian / blue curtains

# Eat-in Kitchen

Vinyl flooring - woodgrain style in grey approx. less than 2 years old

Timber laminate style kitchen cupboards / drawers

Laminate beige tops

Everdure dishwasher

Free standing stainless chef electric oven / gas cooktop

Rangehood

Pantry

Double stainless sink

Grey walls / timber picture rail

Fluro light

Eat-in kitchen

Brown venetian

3 double power points



# Bedrooms

## Bed 1 -

Polished floorboards

Grey / white walls / wall paper feature wall

Picture rail

Ceiling fan light

TV point

4-point power point

White venetian blind / grey curtains

Built-in robe

Newly installed Wifi ducted A/C throughout

## Bed 2 -

Polished floorboards

Grey / white walls / wall paper feature wall

Picture rail

White venetian blind / grey curtains

Built-in robe

Ceiling fan light

Newly installed Wifi ducted A/C throughout

## Bed 3 -

Polished floorboards

Grey/white walls

Picture rails

TV Point

3 double power points

White venetian

Ceiling fan/light

Newly installed Wifi ducted A/C throughout

#### **4th Bedroom or Study -**

Vinyl flooring - woodgrain style in grey less than 2 years old

Grey / wall paper feature wall

White venetian / white lace curtain

Smoke alarm

Cane light fitting

Double and single power point

Split system air conditioner

# Main Bathroom

Peach coloured tiles

Grey walls

W.C

Shower / screen

Bath

White / chrome tap ware

White tile walls to shower / splash-backs with floral feature tile

Mirror wall cabinet

White double door/ 2 drawer vanity

White towel rails and wall shelves

Manhole entry

Fluro light

Exhaust fan

# Laundry / Mud Room

Terracotta colour floor tiles

Grey walls

White laundry tub / stainless sink

Second W.C

Bulb light

Timber French style exit doors to rear alfresco – inc. dog door

Timber step to kitchen area

Fluro light

Double power point

W.C roll wall holder

Wall coat hooks

## Comparable Sales



### 54 CHURCH STREET, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 1 Bath | 3 Car  
\$645,000  
Sold ons: 11/07/2024  
Days on Market: 56

Land size: 619



### 46 CHURCH STREET, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 2 Bath | 2 Car  
\$665,000  
Sold ons: 17/06/2024  
Days on Market: 33

Land size: 619



### 16 LEE-ANN CRESCENT, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 2 Bath | 2 Car  
\$715,000  
Sold ons: 29/11/2024  
Days on Market: 50

Land size: 654



### 63 CHURCH STREET, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 1 Bath | 4 Car  
\$640,000  
Sold ons: 16/04/2024  
Days on Market: 50

Land size: 581.7



### 65 CHURCH STREET, CESSNOCK, NSW 2325, CESSNOCK

2 Bed | 1 Bath | 2 Car  
\$625,000  
Sold ons: 19/07/2024  
Days on Market: 3

Land size: 582



### 38 BLACKWOOD AVENUE, CESSNOCK, NSW 2325, CESSNOCK

4 Bed | 2 Bath | 2 Car  
\$675,000  
Sold ons: 14/11/2024  
Days on Market: 18

Land size: 587



### 32 LOVE STREET, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 2 Bath  
\$660,000  
Sold ons: 08/04/2024  
Days on Market: 89

Land size: 809



### 51 LOVE STREET, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 1 Bath | 2 Car  
\$675,000  
Sold ons: 27/04/2024  
Days on Market: 23

Land size: 809



### 64 LOVE STREET, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 2 Bath | 1 Car  
\$675,000  
Sold ons: 15/07/2024  
Days on Market: 75

Land size: 539



### 16 FERGUSON STREET, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 1 Bath | 1 Car  
\$630,000  
Sold ons: 06/11/2024  
Days on Market: 55

Land size: 874



### 52 ANSTEY STREET, CESSNOCK, NSW 2325, CESSNOCK

4 Bed | 2 Bath | 2 Car  
\$720,000  
Sold ons: 25/10/2024  
Days on Market: 8

Land size: 612





### 235 MAITLAND ROAD, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 2 Bath | 2 Car  
\$730,000  
Sold ons: 19/11/2024  
Days on Market: 183

Land size: 835



### 16 BOOMERANG STREET, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 1 Bath | 3 Car  
\$645,000  
Sold ons: 23/01/2025  
Days on Market: 89

Land size: 626



### 21 MCGRANE STREET, CESSNOCK, NSW 2325, CESSNOCK

4 Bed | 2 Bath | 1 Car  
\$650,000  
Sold ons: 20/06/2024  
Days on Market: 184

Land size: 737



### 19 HALCYON STREET, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 1 Bath | 2 Car  
\$720,000  
Sold ons: 25/07/2024  
Days on Market: 28

Land size: 569



### 28 SUBIACO AVENUE, CESSNOCK, NSW 2325, CESSNOCK

4 Bed | 1 Bath | 5 Car  
\$655,000  
Sold ons: 19/02/2025  
Days on Market: 14

Land size: 811



### 33 MAVIS STREET, CESSNOCK, NSW 2325, CESSNOCK

4 Bed | 1 Bath | 2 Car  
\$680,000  
Sold ons: 10/10/2024  
Days on Market: 17

Land size: 719



### 22 MACKELLAR STREET, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 1 Bath | 4 Car  
\$650,000  
Sold ons: 10/03/2025  
Days on Market: 0

Land size: 723



### 7 LAMBERT STREET, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 1 Bath | 2 Car  
\$650,000  
Sold ons: 05/07/2024  
Days on Market: 47

Land size: 600



### 10 HARRIS STREET, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 1 Bath | 3 Car  
\$645,000  
Sold ons: 20/09/2024  
Days on Market: 151

Land size: 809



### 26 BURNETT STREET, CESSNOCK, NSW 2325, CESSNOCK

4 Bed | 2 Bath  
\$650,000  
Sold ons: 15/07/2024  
Days on Market: 63

Land size: 593



### 50 MOUNT VIEW ROAD, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 2 Bath | 4 Car  
\$650,000  
Sold ons: 14/10/2024  
Days on Market: 35

Land size: 733.5



### 19 WILLIAM STREET, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 2 Bath | 1 Car  
\$675,000  
Sold ons: 21/05/2024  
Days on Market: 30

Land size: 613





### 30 SHEDDEN STREET, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 1 Bath | 2 Car  
\$665,000  
Sold ons: 02/05/2024  
Days on Market: 37

Land size: 612.1



### 19 DARWIN STREET, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 2 Bath | 3 Car  
\$665,000  
Sold ons: 11/06/2024  
Days on Market: 37

Land size: 809



### 48 CUMBERLAND STREET, CESSNOCK, NSW 2325, CESSNOCK

2 Bed | 1 Bath | 1 Car  
\$668,000  
Sold ons: 06/03/2025  
Days on Market: 24

Land size: 809



### 12 BRANXTON STREET, NULKABA, NSW 2325, NULKABA

3 Bed | 1 Bath | 2 Car  
\$670,000  
Sold ons: 13/12/2024  
Days on Market: 95

Land size: 1011



### 65 SHEDDEN STREET, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 1 Bath | 4 Car  
\$700,000  
Sold ons: 10/04/2024  
Days on Market: 87

Land size: 746



### 35 ABERDARE ROAD, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 2 Bath | 1 Car  
\$675,000  
Sold ons: 13/11/2024  
Days on Market: 27

Land size: 680

This information is supplied by First National Group of Independent Real Estate Agents Limited (ABN 63 005 942 192) on behalf of Proptrack Pty Ltd (ABN 43 127 386 295). [Copyright and Legal Disclaimers about Property Data.](#)

## Relevant Documents

[Marketing Contract](#)

[Rental Letter](#)

[Rental CMA Pricing Report](#)

[Make An Offer Form](#)

# About Cessnock

## **CESSNOCK - HUNTER VALLEY**

The City of Cessnock is becoming more and more popular and some of the reasons from buyers are:

- Easy access to the Hunter Valley Wine Region
- Larger homes becoming available in the area & still period homes available
- Ease of access to the Hunter Valley abroad and the mining areas
- Increase in upper end property prices
- Family friendly areas with plenty of park space

# Schools

## **SCHOOLS:**

- St. Patricks Primary School
- Mt View High School
- St Phillips Christian College
  
- Cessnock High School
- West Cessnock Public School

# Cafes and Restaurants

## CAFES AND RESTAURANTS:

- Al Oi Thai Restaurant
- Greg's Espresso Bar
- Vincent St Kicthen and Bar
- Simply Divine Cafe
- Pedan's Hotel Bar and Bistro
- Various world renowned restaurants right next door in Pokolbin and the Hunter Valley Vineyards

# Shopping

## SHOPPING:

- Various boutique shops in Vincent Street and Pokolbin (Hunter Valley Vineyards)
- Coles / Woolworths / Target / BIG W / Bunning's to name a few

## About Us



### **PAT HOWARD**

PARTNER | CLASS 1 LICENCED REAL ESTATE  
AGENT

0408 270 313

[pat@fnrem.com.au](mailto:pat@fnrem.com.au)

A company Partner and one of the four Principal agents at First National Real Estate Maitland, Pat has been a Sales Agent with us since 2014 and brings a compassionate and enthusiastic approach to Real Estate in Maitland.

Having resided in Maitland for over 20 years, Pat has gained a vast knowledge of the area and is committed to it prospering. Pat is heavily involved in the community in particular, donating his time and services to the Maitland Rugby Club of which he is currently the President. Pat is regularly asked to conduct charity auctions and fund raise for many local charities and events including Red Nose Day Hunter, Gotcha 4 Life and Tomorrow Man, Run DIPG and The Shit Box Rally. Annually Pat swims and raises money for Laps for Life in memoriam to Angus Latham, taken too soon.

With a successful career of sales in both the Manufacturing and the Entertainment industry prior to real estate, Pat has a plethora of experience in dealing with a vast range of people in all situations.

Communication and attention to detail are paramount in Pat's ethos, to deliver the best service to his clients. He will ensure that all avenues are exhausted to guarantee the best price is obtained for his vendors. If you would like someone who you can trust to look after your biggest asset and be provided the highest quality service then give Pat a call.



## **AIDEN PROCOPIS**

ASSISTANT REAL ESTATE AGENT | PROPERTY  
SALES CONSULTANT

---

0456 66 44 81

[aiden@fnrem.com.au](mailto:aiden@fnrem.com.au)

Known for his dedication and caring approach, Aiden has a passion for real estate and a keen understanding of the market. Working alongside Lead Agent Patrick Howard, Aiden provides his clients with accurate advice tailored to their needs. He's a great listener, ensuring clients' preferences and concerns are heard, making the buying or selling process stress-free.

Aiden's integrity and ethics shine through in all his dealings, earning him a reputation for fair practices and building client relationships. Leveraging the latest technology, Aiden offers seamless assistance and efficient communication. He goes above and beyond to help clients find their dream homes or make successful sales. With Aiden as their guide, clients can trust they have a dedicated professional committed to making their real estate goals a reality.

Outside of real estate, Aiden is a keen and talented rugby union player, currently playing on the wing in the first XV for the Maitland Blacks. His ability to work within a team environment means he fits in perfectly with our culture at First National Maitland and we are excited to have him a part of our close knit family of professionals.

Get in contact with Aiden today for all your residential sale needs.



## JADE TWEEDIE

PRINCIPAL, PARTNER | CLASS 1 LICENCED REAL ESTATE AGENT

---

0422 48 22 37

[jade@fnrem.com.au](mailto:jade@fnrem.com.au)

A company Partner and one of the four Principal agents at First National Maitland, after 23 years in real estate Jade has gained a wealth of knowledge and skills allowing her to work confidently and successfully in the Maitland / Hunter Valley property market.

Having been around real estate both professionally and outside of the professional domain, Jade understands the various processes as well as the emotional facets involved in what is usually your most valued asset.

Being highly organised whilst always working hard to provide exceptional customer service, is what Jade prides herself on. Her friendly nature, positive attitude and understanding of the overall real estate process from both an investment and sales view, allows her to work well within our successful team of professionals and most importantly with our valued clients.

In the past, Jade has worked within First National Maitland as a full time Sales Agent and received First Nationals NSW Silver Achiever Award for outstanding performance in real estate sales two years running, in 2014 and 2015. Previous to this however, Jade worked her way up the ladder in the Property Investment sector, starting as a Property Officer and working through to the top as Senior Portfolio Manager, in which she was responsible for the management of a multi million dollar rental roll.

Jade is and has also been responsible for building our Boutique Management Portfolio which exists First National Maitland today, to which she has taken out the highest of accolades on both State and National levels consistently in the last 8 years, for the entire FN Network abroad.

A long term staff member at FN Maitland since 2006, Jade continues to oversee the company's growth and development along side Alexandra and Michael Haggarty and our Property Sales and Investment Teams!



## Disclaimer

First National Real Estate Maitland a declare that all information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own inquiries.

All images in this e-book are the property of First National Real Estate Maitland. Photographs of the home are taken at the specified sales address and are presented with minimal retouching. No elements within the images have been added or removed.

Plans provided are a guide only and those interested should undertake their own inquiry.