Jade Tweedie
0422 482 237
(02) 4933 5544
jade@fnrem.com.au

Table of Contents

- Property Details
- Floorplan
- Property Inclusions
- Comparable Sales
- Relevant Documents
- About Cessnock
- About Us
- Disclaimer

Jade Tweedie
0422 482 237
(02) 4933 5544
jade@fnrem.com.au

Property Details



9 BOOMERANG STREET, Cessnock

OPEN HOUSE FOR SAT 17TH MAY CANCELLED

4 2 2 **$739,000**

Air Conditioning	Ducted Cooling	Reverse Cycle Air Conditioning
Study	Outside Spa	Open Fire Place
Ducted Heating	Deck	Floor boards
Outdoor Entertaining	Shed	Fully Fenced
Built In Robes	Dishwasher	

Step inside and feel the magic﷯this stunning Bungalow style residence effortlessly blends timeless charm with modern flair. From the very first moment, you﷯ll be swept away by the vintage-style accents that give this home its warm, welcoming soul. Think, ornate old-world features, warm polished hardwood floorboards underfoot to the front lounge area, and a crisp white wall pallet throughout, that opens up this old-time gem and gives it that fresh feel!

The sleek, updated kitchen is a true showstopper﷯boasting a striking polyurethane finish, stainless steel benchtops, and a gourmet 5-burner 900mm free standing oven/cooktop with range, that﷯ll excite even the most passionate home chef. An updated 3-way bathroom adds style and function, meaning all that﷯s left for you to do is move in and make it yours!

This beautifully maintained home features four generously sized bedrooms, three fitted with floor to ceiling built-in robes/storage options. Three rooms come with ceiling fans, two showcase gorgeous leadlight stained windows, and the master suite adds that extra touch of luxury with its own private ensuite.

You’ll love the space this home offers—from the expansive open plan living / dining zone and separate lounge area, to the bright study nook complete with French doors and more of those dreamy leadlight details.

Skylights flood the interiors with natural light, and zoned reverse cycle ducted air conditioning ensures year-round comfort, no matter the weather. Add to this, an open feature fire place which could easily be un-capped for ease of use if a natural heat is your style, or the modern convenience of natural gas bayonet and portable gas heater to the front living area and a fixed gas heater to the rear open living space, this means your climate control options are endless!

Step outside and you’re greeted by a quaint picture-perfect backyard oasis, that is low maintenance, yet offers space for entertaining and the family doggo. With a fully fenced backyard, the outdoor space includes a cubby house for the kids, a large garden shed perfect for storing tools, mowing equipment or the like, and a private timber deck with a built-in spa—just waiting for your next barbecue or evening unwind session under the stars!

With ample car accommodation accounted for with a double length carport and rear drive thru access to the rear yard for storing trailers, campers, boats and more, everything has been accounted for!

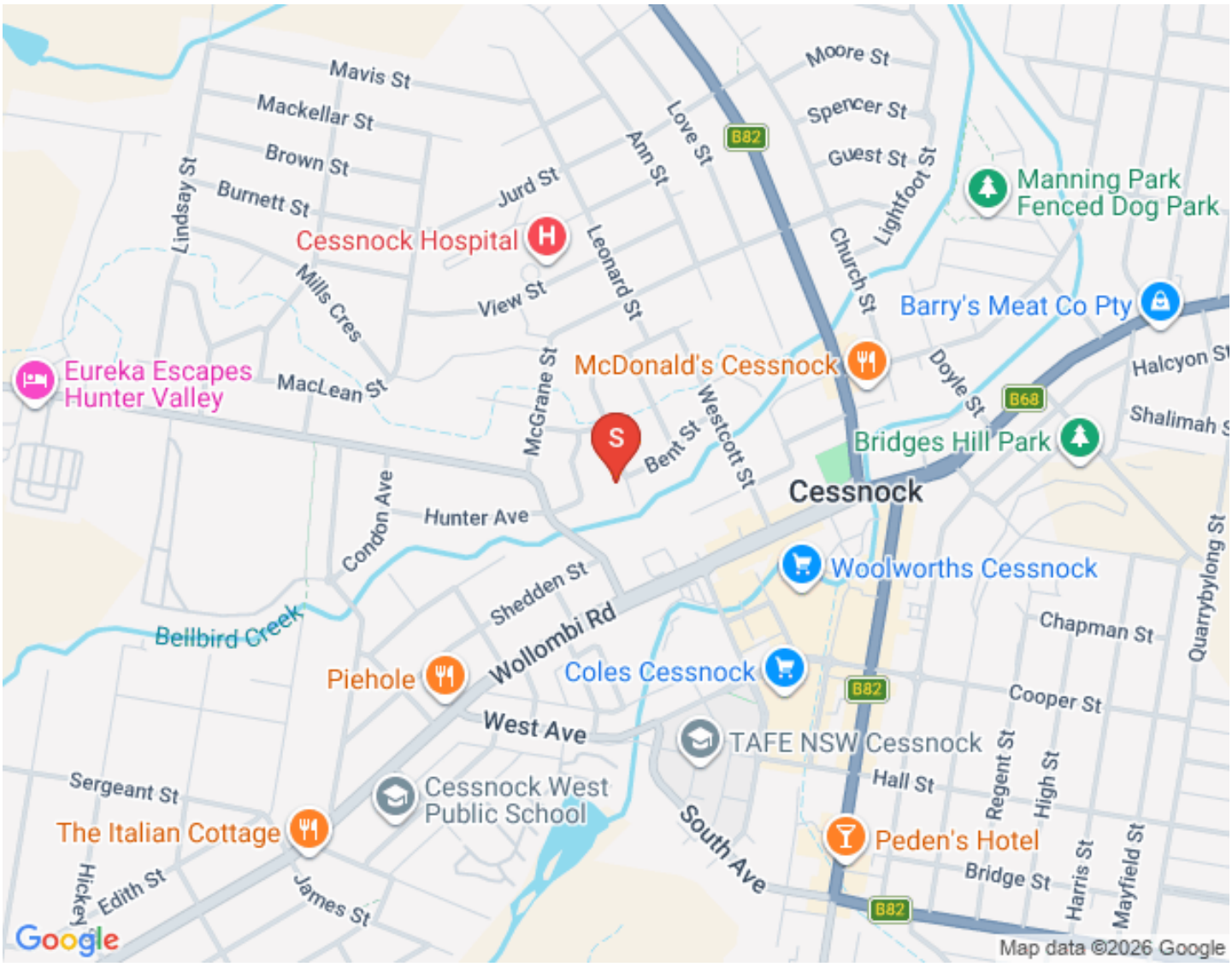
With serious street appeal, premium finishes, and a location just 3 minutes from Cessnock CBD and 5 minutes to the Hunter Valley Vineyards, this isn’t just a house—it’s a lifestyle upgrade! Homes like this don’t come around often— are you ready to fall in love for this old-time beauty?

This property is proudly marketed by Jade Tweedie. Contact 0422 482 237 for further information or to book your onsite inspection.

—Agent Declares Interest—

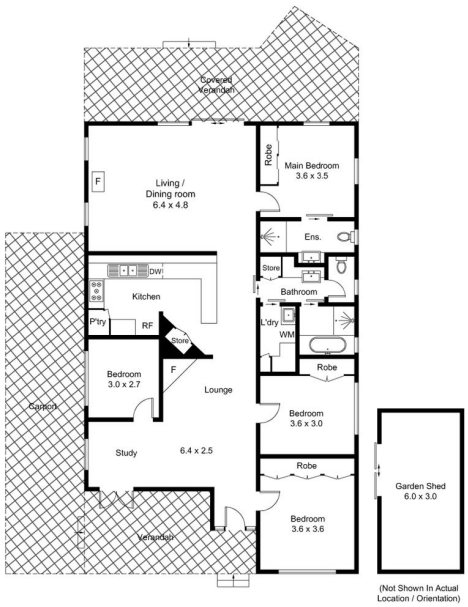
Disclaimer: First National Real Estate Maitland a declare that all information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own inquiries.—All images in this e-book are the

property of First National Real Estate Maitland. Photographs of the home are taken at the specified sales address&#65533;and are presented with minimal retouching. The agent discloses that x1 picture (located in the front lounge/study nook zone) has been virtually staged for the purpose of advertising. All other furniture within the home is physical in nature.&#65533; Plans provided are a guide only and those interested should undertake their own inquiry.


Mavis St
Mackellar St
Brown St
Burnett St
Lindsay St
Jurd St
Ann St
Love St
Moore St
Spencer St
Guest St
Lightfoot St
Manning Park
Fenced Dog Park
Cessnock Hospital
Leonard St
Church St
Barry's Meat Co Pty
Mills Cres
View St
McDonald's Cessnock
Doyle St
Halcyon St
Eureka Escapes
Hunter Valley
MacLean St
McGrane St
Bent St
Westcott St
Bridges Hill Park
Shalimah St
Cessnock
Condon Ave
Hunter Ave
Woolworths Cessnock
Shedden St
Bellbird Creek
Wollombi Rd
Chapman St
Quarrybylong St
Piehole
Coles Cessnock
Cooper St
West Ave
TAFE NSW Cessnock
Hall St
Regent St
High St
Sergeant St
Cessnock West
Public School
The Italian Cottage
South Ave
Peden's Hotel
Bridge St
Harris St
Mayfield St
Hickey St
Edith St
James St
B82
B68
Google
Map data ©2026 Google

Jade Tweedie
0422 482 237
(02) 4933 5544
jade@fnrem.com.au

Floorplan





Approximate Gross Internal Area = 172.5 sq m (Including Garden Shed)

Jade Tweedie
0422 482 237
(02) 4933 5544
jade@fnrem.com.au

Property Inclusions

Outside & General

Outside / General

REAR

Large full width rear timber undercover deck w/ rear sun shade pull down blinds
Built-in spa with lockable cover and compulsory wall resuscitation sign
Privacy timber screens at each end of rear deck area
External rear gas BBQ bayonet to deck
Coach lights to rear deck
LED down lights to rear deck
Fenced rear yard with drive thru rear access gates
Cubby house
Garden shed
Clothesline
Established hedges, fruit tree

FRONT

Under cover front verandah / porch
Coach light
Grey cement flooring / cement and timber steps
White railings
White picket style front fence / gate
Established roses bushes and hedges etc.
Double length carport with drive thru access to rear via double gates
Ornate features - external fret work / Bungalow style home

GENERAL

Natural gas metre
X3 waste bins (general, green and recycle waste)
Reverse cycle ducted air condition vents throughout internally
Council rates approximately $498 per quarter
Water rates excluding usage approximately $300 per quarter
Estimated rental return approximately $590 - $645 per week

3 minutes to Cessnock CBD
5 minutes to the Hunter Valley Vineyards
Primary and high schools all 5 minutes away
Walking distance to all Cessnock CBD shopping and amenities, public transport etc.

Open Plan Living / Dining

Open Plan Living / Dining Area

Fixed gas heater (Fire place appearance)
TV Bracket
Floating laminate floors
Raked ceiling
White plantation shutters x 2
Back slider glass door and back slider crim safe door with built-in with dog door
Roller blinds
Ceiling fan
X4 double power points
Double door broom / linen cupboard
Smoke alarm
LED downlights

Lounge Room / Study Nook

Front lounge room / study nook

Gas bayonet
Hardwood polished floorboards
Light beige carpet to study nook
French doors to front verandah
Leadlight stained-glass windows
Ceiling fan
Purple main original timber door - colour leadlight surrounding windows
White screen door
In house alarm system
High ceilings & skylight
Open fire place (currently capped but able to be opened if desired)
X3 power points
Smoke alarm
Phone point
Security alarm panel

Kitchen

Kitchen

Stainless steel benchtops
Breakfast bench
White dishwasher Fisher Paykel
Light blue polyurethane finish cabinetry
Stainless double sink - drainer either side
Fridge space stainless
900mm electric / gas cooktop
Deep corner pantry
Microwave hutch
Stainless rangehood
X6 power points
Skylight

Bedrooms 1 - 4

Bedroom 4 (off study nook)

Light beige carpet
White venetian blind
Power point
Phone point
Original ornate timber door

Bedroom 3 (front room)

Leadlight stained original windows
Curtains white
X3 double power points
Ceiling fan / light
Original timber ornate door
Floor to ceiling built-ins / drawers – Full wall space
Light beige carpet

Bedroom 2 – (middle room)

Timber ornate original door
X2 double power point
Light beige carpets
Floor to ceiling double door built-in
Ceiling fan / light (no cover)
White venetian
Light brown curtains
Window with security grill

Bedroom 1 (Master)

Light beige carpet
Leadlight stained windows to rear
Built in mirror doors – floor to ceiling - top storage cupboards x 2
Swing timber door
Ceiling fan / light
Wind out window / screen above bed
X2 double power points

Main Bathroom / Laundry

Main bathroom / laundry

Laundry

White plastic tub
Cream tile floors
Dryer bracket
Built-in cabinetry / storage cupboards / bench - white timber laminate look
X2 double power points
White wall tiles with cream/beige feature tile boarder
Alarm security main box (in house system)
Roof / man hole access
IXL light / exhaust fan
Hang drying rack

Main bathroom – Three-way design

Large linen / storage cupboard floor to ceiling
3 white cavity slider doors
X1 timber swing door to WC
Timber look laminate benchtop to vanity
White single ceramic basin with chrome tap ware
Wall mirror
White wall tiles with cream/beige feature tiles throughout bathroom
Vanity built-in cabinetry / drawers - white
Mirror light (above mirror)
Built-in bath with chrome tap ware
Silver towel rails
Glass shower screen - built in niche with glass shelf – chrome tap ware
X2 Frozen glass windows - White Venetian blind
W.C - double dual flush – white
Cream floor tiles throughout
X2 power points to vanity space

Ensuite (Off Master)

Ensuite

Double power point
White floor tiles
White wall tiles with beige / cream feature tiles
Dual flush W.C
Timber laminate look benchtop to vanity
White ceramic sink / chrome tap ware
White laminate vanity door / drawers
Glass shower screen
Rain style shower head
Built-in shower niche
Built-in mirror / wall cabinet
Frosted glass window - white venetian
Silver towel rails / toilet roll wall holder / towel hooks x2
Cavity white slider door

Disclosures

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 acknowledges that the " Agent declares interest" re this sale. The agent discloses that x1 picture (front lounge/study nook) has been virtually staged for the purpose of advertising.

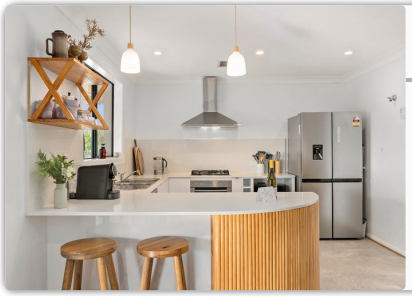
Jade Tweedie
0422 482 237
(02) 4933 5544
jade@fnrem.com.au

Comparable Sales



8 BENT STREET, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 1 Bath | 4 Car
$730,000
Sold ons: 06/09/2024
Days on Market: 30



24 MATTHEW STREET, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 3 Bath | 4 Car
Land size: 771
$785,888
Sold ons: 15/11/2024
Days on Market: 179



24 SHEDDEN ST, CESSNOCK, NSW 2325, CESSNOCK

5 Bed | 2 Bath | 2 Car
Land size: 623
$700,000
Sold ons: 17/01/2025
Days on Market: 28



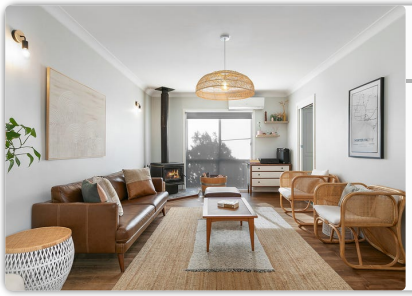
19 WILLIAM STREET, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 2 Bath | 1 Car
Land size: 613
$675,000
Sold ons: 21/05/2024
Days on Market: 30



19 CONDON AVENUE, CESSNOCK, NSW 2325, CESSNOCK

4 Bed | 2 Bath | 2 Car
Land size: 752
$774,500
Sold ons: 30/07/2024
Days on Market: 34



18 LOVE STREET, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 2 Bath | 4 Car — Land size: 809
$775,000
Sold ons: 16/10/2024
Days on Market: 59



51 LOVE STREET, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 1 Bath | 2 Car — Land size: 809
$675,000
Sold ons: 27/04/2024
Days on Market: 23



235 MAITLAND ROAD, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 2 Bath | 2 Car — Land size: 835
$730,000
Sold ons: 19/11/2024
Days on Market: 183



15 JAMES STREET, CESSNOCK, NSW 2325, CESSNOCK

4 Bed | 2 Bath | 2 Car — Land size: 809
$712,000
Sold ons: 20/05/2024
Days on Market: 18



27 REGENT STREET, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 2 Bath | 2 Car — Land size: 809
$773,000
Sold ons: 09/08/2024
Days on Market: 17



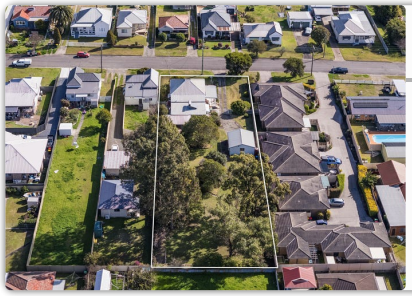
36 HALL STREET, CESSNOCK, NSW 2325, CESSNOCK

2 Bed | 1 Bath — Land size: 356
$674,000
Sold ons: 21/01/2025
Days on Market: 27



17 HARRIS STREET, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 2 Bath | 4 Car
Land size: 809
$775,000
Sold ons: 09/04/2025
Days on Market: 2



20 HICKEY STREET, CESSNOCK, NSW 2325, CESSNOCK

4 Bed | 2 Bath | 2 Car
Land size: 2023
$780,000
Sold ons: 29/10/2024
Days on Market: 90



8 DANIEL STREET, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 1 Bath | 2 Car
Land size: 809
Sold ons: 13/03/2025
sale - sold
Days on Market: 128



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

3 Bed | 2 Bath | 2 Car
Land size: 654
$715,000
Sold ons: 29/11/2024
Days on Market: 50



66 DESMOND STREET, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 2 Bath | 2 Car
Land size: 708.2
$730,000
Sold ons: 15/11/2024
Days on Market: 52



17 SHALIMAH STREET, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 1 Bath | 4 Car
Land size: 1134
$775,000
Sold ons: 24/05/2024
Days on Market: 46



19 HALCYON STREET, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 1 Bath | 2 Car — Land size: 569
$720,000
Sold ons: 25/07/2024
Days on Market: 28



1 ERCILDOUNE STREET, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 1 Bath | 3 Car — Land size: 809
$777,500
Sold ons: 05/09/2024
Days on Market: 45



27 EDITH STREET, CESSNOCK, NSW 2325, CESSNOCK

4 Bed | 2 Bath | 1 Car — Land size: 541
$785,000
Sold ons: 24/03/2025
Days on Market: 18



19 EDGEWORTH STREET, CESSNOCK, NSW 2325, CESSNOCK

5 Bed | 2 Bath | 1 Car — Land size: 1012
$785,000
Sold ons: 01/11/2024
Days on Market: 25



32 O'BRIEN STREET, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 2 Bath | 7 Car — Land size: 809.4
Sold ons: 22/03/2025 — **sale - sold**
Days on Market: 12



40 O'BRIEN STREET, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 2 Bath | 3 Car — Land size: 809.4
$725,000
Sold ons: 10/07/2024
Days on Market: 140



44 O'BRIEN STREET, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 1 Bath | 1 Car
Land size: 809.4
$713,000
Sold ons: 12/09/2024
Days on Market: -3



56 ANZAC AVENUE, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 1 Bath | 3 Car
Land size: 1081
$700,000
Sold ons: 25/03/2025
Days on Market: 14



13 SUBIACO AVENUE, CESSNOCK, NSW 2325, CESSNOCK

4 Bed | 2 Bath | 2 Car
Land size: 809
$725,000
Sold ons: 15/08/2024
Days on Market: 24



39 GORDON AVENUE, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 1 Bath | 1 Car
Land size: 1012
$695,000
Sold ons: 14/03/2025
Days on Market: 68



17 JEFFRIES STREET, CESSNOCK, NSW 2325, CESSNOCK

4 Bed | 1 Bath | 4 Car
Land size: 809
$740,000
Sold ons: 05/07/2024
Days on Market: 46

Powered by PropTrack

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 43 127 386 298).

For state-specific copyright and data disclaimers, see Copyright and Legal Disclaimers about Property Data.

Jade Tweedie
0422 482 237
(02) 4933 5544
jade@fnrem.com.au

Relevant Documents

Marketing Contract
Rental Letter
Rental CMA Pricing Report
Make An Offer Form

Jade Tweedie
0422 482 237
(02) 4933 5544
jade@fnrem.com.au

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

Jade Tweedie
0422 482 237
(02) 4933 5544
jade@fnrem.com.au

About Us



JADE TWEEDIE

PRINCIPAL, PARTNER I CLASS 1 LICENCED REAL ESTATE AGENT

0422 482 237
jade@fnrem.com.au

With over 23 years of experience, Jade's known for her honest, no-nonsense approach—putting people before property and always telling it like it is.

Focused on quality over quantity, Jade takes time to understand her clients, offering clear, pressure-free communication that's earned trust across the Maitland, Cessnock and Hunter Valley property markets for the last two decades.

Since joining FN Maitland in 2006, she's been key to the agency's growth alongside the Haggarty's, building their award-winning Boutique Management Portfolio from scratch and achieving state and national recognition consistently over the years. With a strong background across administration, sales, and rental portfolio management, Jade brings a well-rounded expertise to the table.

Now dedicating her time to full-time sales, she works alongside Mick Haggarty to deliver straight-talking, people-first results.

Jade Tweedie
0422 482 237
(02) 4933 5544
jade@fnrem.com.au

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. The agent discloses that x1 picture (located in the front lounge/study nook zone) has been virtually staged for the purpose of advertising. All other furniture within the home is physical in nature.

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

" Agent declares interest"