

Table of Contents

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

Property Details



9 BOOMERANG STREET, Cessnock

CHARM, CHARACTER & CONTEMPORARY CLASS!

4  2  2 

Property Preview

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!

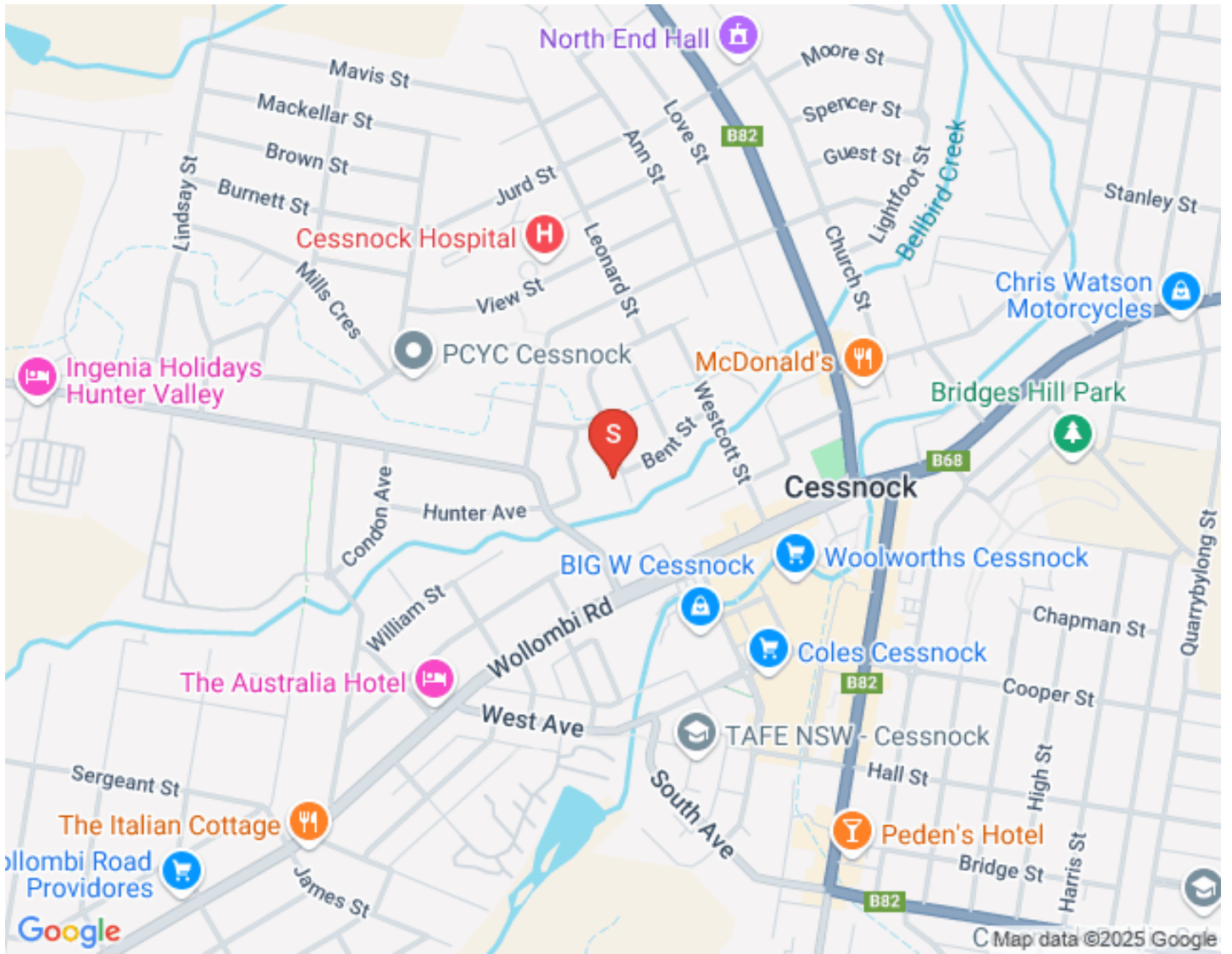
With serious street appeal, premium finishes, and a location just 3 minutes from Cessnock CBD and 5 minutes to the Hunter Valley Vineyards, this isn't just a house it's a lifestyle upgrade! Homes like this don't come around often are you ready to fall in love for this old-time beauty?

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

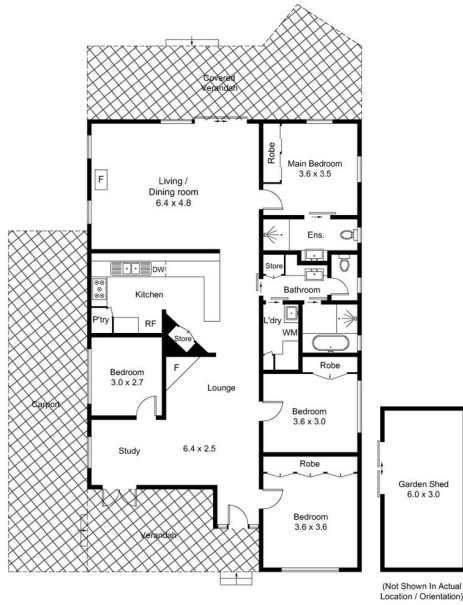
Agent Declares Interest

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 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.



Floorplan




(Not Shown In Actual Location / Orientation)



(SITE PLAN NOT TO SCALE)




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

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

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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
\$785,888
Sold ons: 15/11/2024
Days on Market: 179

Land size: 771



24 SHEDDEN ST, CESSNOCK, NSW 2325, CESSNOCK

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

Land size: 623



19 WILLIAM STREET, CESSNOCK, NSW 2325, CESSNOCK

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

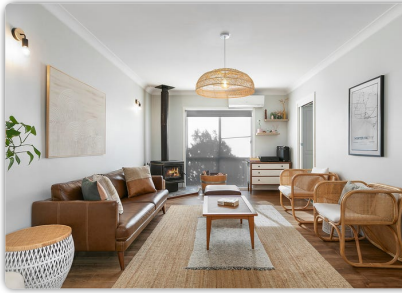
Land size: 613



19 CONDON AVENUE, CESSNOCK, NSW 2325, CESSNOCK

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

Land size: 752



18 LOVE STREET, CESSNOCK, NSW 2325, CESSNOCK

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

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



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



15 JAMES STREET, CESSNOCK, NSW 2325, CESSNOCK

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

Land size: 809



27 REGENT STREET, CESSNOCK, NSW 2325, CESSNOCK

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

Land size: 809



36 HALL STREET, CESSNOCK, NSW 2325, CESSNOCK

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

Land size: 356



17 HARRIS STREET, CESSNOCK, NSW 2325, CESSNOCK

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

Land size: 809



20 HICKEY STREET, CESSNOCK, NSW 2325, CESSNOCK

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

Land size: 2023



8 DANIEL STREET, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 1 Bath | 2 Car
Sold ons: 13/03/2025
Days on Market: 128

Land size: 809
sale - sold



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



66 DESMOND STREET, CESSNOCK, NSW 2325, CESSNOCK

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

Land size: 708.2



17 SHALIMAH STREET, CESSNOCK, NSW 2325, CESSNOCK

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

Land size: 1134



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



1 ERCILDOUNE STREET, CESSNOCK, NSW 2325, CESSNOCK

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

Land size: 809



27 EDITH STREET, CESSNOCK, NSW 2325, CESSNOCK

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

Land size: 541



19 EDGEWORTH STREET, CESSNOCK, NSW 2325, CESSNOCK

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

Land size: 1012



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

3 Bed | 2 Bath | 7 Car
Sold ons: 22/03/2025
Days on Market: 12

Land size: 809.4
sale - sold



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

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

Land size: 809.4



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

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

Land size: 809.4



56 ANZAC AVENUE, CESSNOCK, NSW 2325, CESSNOCK

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

Land size: 1081



13 SUBIACO AVENUE, CESSNOCK, NSW 2325, CESSNOCK

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

Land size: 809



39 GORDON AVENUE, CESSNOCK, NSW 2325, CESSNOCK

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

Land size: 1012



17 JEFFRIES STREET, CESSNOCK, NSW 2325, CESSNOCK

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

Land size: 809

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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



JADE TWEEDIE

PRINCIPAL, PARTNER | CLASS 1 LICENCED REAL
ESTATE AGENT

0422 48 22 37

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!

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" Agent declares interest"