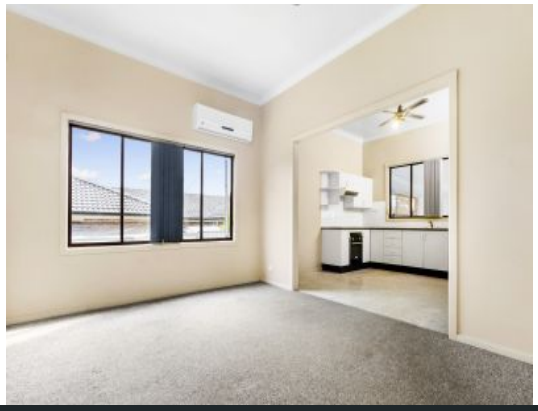

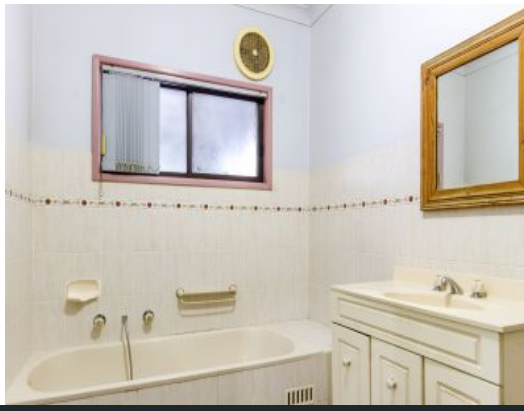

## 86 Rawson Street Aberdare, NSW

3 1 2

## Size, scope and location unite

Light-filled throughout, this property delivers a terrific opportunity for buyers looking to acquire an easy-to-maintain three bedroom home with plenty of potential to add value if desired. Set on a sizable 1,011sqm block with prized rear lane access, its location is renowned for its convenience with both Cessnock Primary and High Schools less than 800 metres away.

- Layout hosts a wide appeal for families, investors or market newcomers
- An air-conditioned family living room links to the kitchen for easy entertaining
- Up to date kitchen featuring a stainless steel oven and electric cooktop
- A massive enclosed sunroom adds enormous floorplan versatility
- Three generous bedrooms with ceiling fans and high ceilings

**Price:** $360,000

**Michael Hurley**
0491 012 003

**Matt Clarkson**
0456 791 524

The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

86 Rawson St, Aberdare
stonerealestate.com.au

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