



13 Wallace Place Cessnock, NSW

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### Comfort and convenience in equal measure

This beautifully refreshed 3 bedroom cottage will win the hearts of those wishing to be in a central location while being positioned in a quiet cul-de-sac. Delivering a fresh take on a classic 3-bedroom footprint with separate living & dining rooms, the home sits on a level and leafy green block with extremely rare rear lane access and holds tremendous appeal for nostalgic buyers seeking a coveted Hospital Hill address.

- Weatherboard & tile home in cul-de-sac setting, freshly painted throughout
- Bright and light living room with polished timber flooring & appointed air-conditioning
- Modern electric-equipped kitchen with adjoining dining area & outdoor access

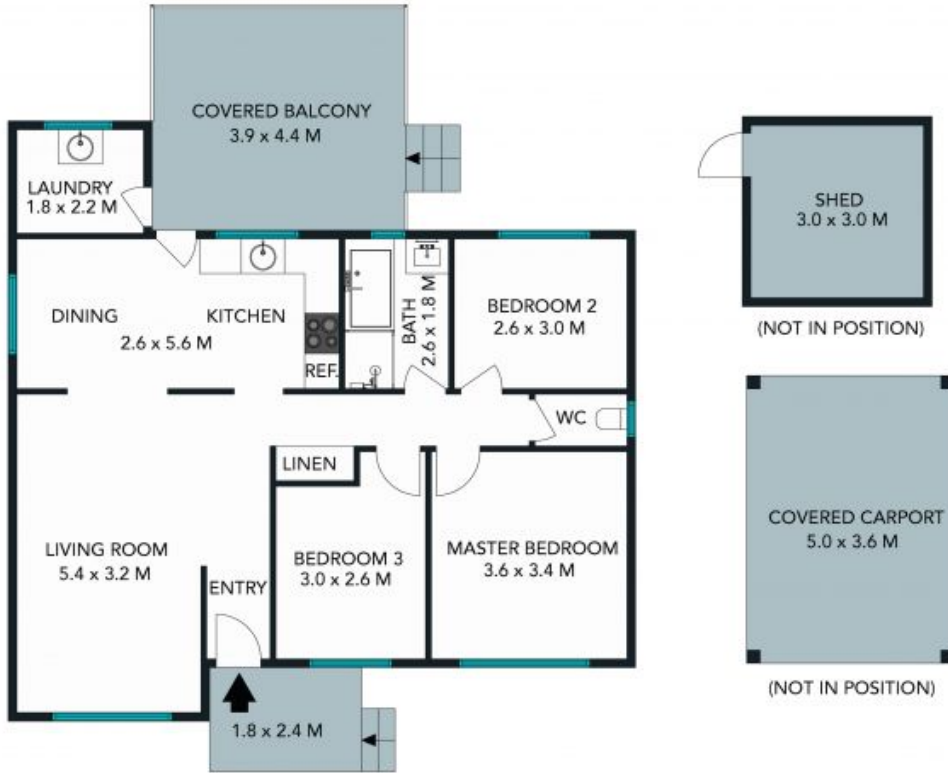
**Price:** \$490,000

**Council Rates:** \$415.00 p/q

**Water Rates:** \$1,350.00/year (approx)

**Matthew Clarkson**

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The floor plan is not to scale, measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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