



35 Portrush Avenue Cessnock, NSW

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## Modern family living with outdoor spa in sought after family estate

Positioned in a tightly held location with golf course frontage, this quality Eden Brae home offers modern comfort, space, and effortless living. Featuring wide frontage with side access and a separate air conditioned studio at the side of the home, it provides excellent flexibility for guests, a home office, or additional living space. The kitchen is beautifully appointed with 40mm stone benchtops, 900mm SMEG appliances, and a walk-in pantry, flowing to a spacious open-plan living and dining area.

Located just 3km to Cessnock CBD, 2km to schools, and 1.5km to shops, it offers a convenient lifestyle in a peaceful, family-friendly setting.

- Quality Eden Brae build
- Premium golf course frontage
- 40mm stone kitchen benchtops

**Price:** \$890,000 - \$950,000  
**Inspect:** Saturday, 16th May 2026 11:10 - 11:40

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Cessnock



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

