



**first  
national**  
REAL ESTATE

Maitland

1/9 Hickey Street, Cessnock

## Table of Contents

---

- [Property Gallery](#)
- [Description](#)
- [Property Video](#)
- [Floorplan](#)
- [Property Inclusions](#)
- [Relevant Documents](#)
- [Around Cessnock](#)
- [About Us](#)
- [Disclaimer](#)

## Property Gallery

**\$269,000**

**SIT BACK, RELAX AND ENJOY !**



### Bedrooms Bathrooms Car spaces Land size

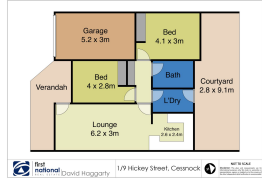
2

1

1

Strata Unit





## Description



Perfect for downsizers, retirees, investors or first home buyers, this little gem has a lot to offer including bang for buck! Located in a good street and just minutes walk to the local primary school, amenities and transport, literally everything is at your fingertips!

With the added bonus of a cosmetically updated bathroom and kitchen, simply move in and do nothing or style to please! Positioned at the front of the complex, this neat unit is private, well maintained and offers a perfect oasis for the right buyer! Entertain and relax in the sun under the established Frangipani tree with a book or cuppa, or simply create your own little habitat to suit!

At a more than affordable level, pop this one on your list to view today!

Further features of this property include:

- 2 good sized bedrooms with mirror built-in robe
- Floating laminate wood grain floors to living / dining
- Reverse cycle split system air conditioning for all year round comfort
- Ceiling fans
- Open plan lounge / meals / kitchen area
- Cosmetically updated kitchen and bathroom
- Internal laundry with external access to courtyard
- Private fenced courtyard
- Common wall to one side only, being the unit is positioned to the front of the complex
- Single lock up garage
- Well maintained grounds
- Estimated rental return of \$270 - \$285 per week
- Walk to amenities, 3 minutes drive to Cessnock CBD, 5 minutes drive to the Hunter Valley Vineyards, 40 minutes drive to Newcastle, 1.5 hours drive to Sydney

This property is proudly marketed by Patrick Howard and Jade Tweedie of Team P.A.T, contact 0408 270 313 or 4933 5544 for further information or to book your onsite inspection!

" First National David Haggarty, We Put You First "

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

## Property Video

---

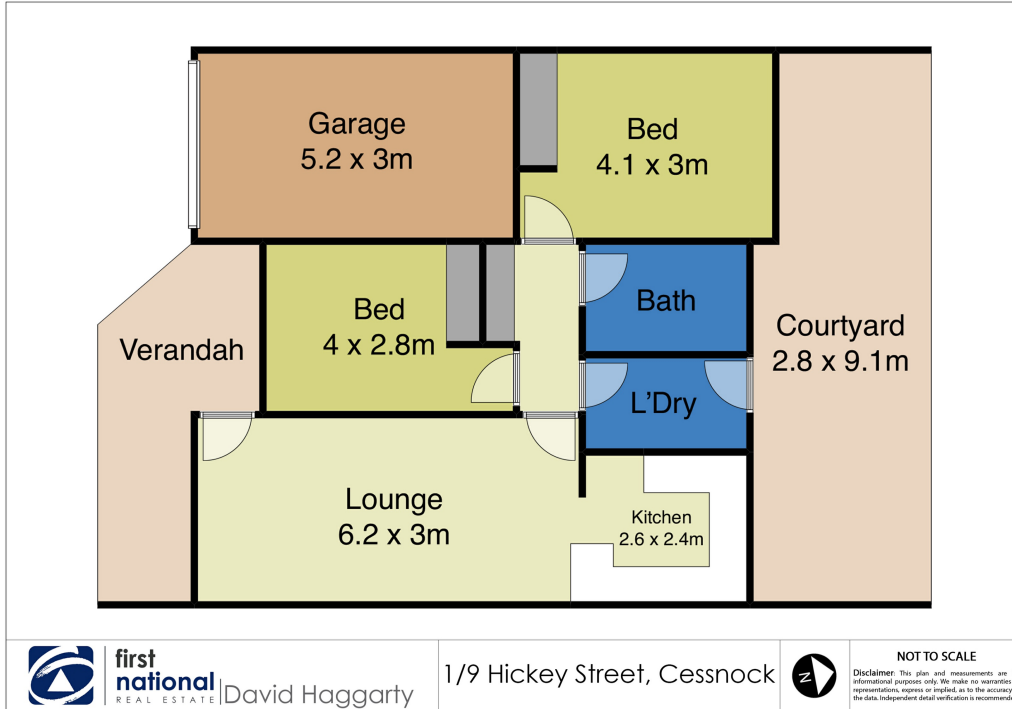


**first national**  
REAL ESTATE

Maitland

1/9 Hickey Street, Cessnock

## Floorplan





## Property Inclusions



<p><b>External / Front</b></p> <p>Front patio Pebble Crete foundation External light Front metal railing Front garden (strata maintains) Security screens to external windows (not very front of complex)</p> <p><b>Lounge / dining</b></p> <p>3 double power point TV point Exposed brick veneer walls Ceiling fan Reverse cycle S.S Mitsubishi Electric air conditioner Floating wood grain laminate floors Holland blind &amp; lace curtain White ceiling Smoke alarm / x2 light fittings</p> <p><b>Kitchen</b></p> <p>Electric free standing over county chef 2 double power points Laminate benchtops Breakfast bar Stainless steel single sink / dual benches Fridge space Lace curtains</p> <p><b>Bed 1 (Main – rear room)</b></p> <p>Grey carpet flooring X2 double power points Ceiling fan Builtin robe with mirror door / internal drawers / shelving &amp; hang</p>	<p><b>Hallway</b></p> <p>Linen / storage cupboard Floating laminate wood grain flooring Exposed brick walls White ceiling</p> <p><b>Laundry</b></p> <p>New Grey floor tiles X1 double power point Electric Rheem 125 litre HWS New laundry tub Security door and x2 timber doors (rear external and hall) Ligh fitting off the wall</p> <p><b>Bathroom</b></p> <p>New grey floor tiles White walls / tile and gyprock New tap / shower head fittings (Chrome – Shower head removable hose combo) Enamel bath New vanity (white) chrome tap / spout fittings Light fitting New shower screen W.C Timber door Mirror cabinet</p> <p><b>Courtyard</b></p> <p>Brick and coloubond fencing (bamboo for show) Half clothesline / wall mounted Cement foundations Water tap External air cond. unit motor Established Frangipani tree</p>
---	--

space	Outdoor light (no cover)
Exposed brick veneer wall	Pay TV satellite (stays)
White ceiling	
Light fitting	<b>Single Garage</b>
Holland blind / lace curtain	Light
TV bracket to wall	Single power point
	Exposed brick veneer walls
<b>Bed 2 (1<sup>st</sup> off hall)</b>	Single power point
Grey carpet flooring	Lockable roller door (hand operated)
X2 double power points	
Ceiling fan	<b>Extras</b>
Built-in robe with mirror door / internal drawers / shelving & hang space	NBN available
Exposed brick veneer wall	Lawns and common gardens maintained by strata
Painted cream gyprock wall	Council rates \$288 p/q (Cessnock Council)
White ceiling	Water rates \$218.25 p/q exc. Usage
Light fitting	Strata \$400 p/q (Hunter Strata Management)
Holland blind / lace curtain	Estimated rental return \$270- \$285 per week



**first  
national**  
REAL ESTATE

Maitland

1/9 Hickey Street, Cessnock

## Relevant Documents

---

[Contract of Sale](#)

[Rental Appraisal Letter 1/9 Hickey St Cessnock](#)

## Around Cessnock



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

### **AROUND CESSNOCK**

#### **SCHOOLS:**

- St. Patricks Primary School
- Mt View High School
- St Phillips Christian College
  
- Cessnock High School
- West Cessnock Public School
- Nulkba Public School

#### **CAFES AND RESTAURANTS:**

- Grinders Espresso Bar & Flowers
- Greg's Espresso Bar
- Vincent St Kicthen and Bar
- Simply Divine Cafe
- Pedan's Hotel
- Various world renowned restaurants right next door in Pokolbin and the Hunter Valley Vineyards

#### **SHOPPING:**

- Various boutique shops in Vincent Street
- Coles / Woolworths / Target / BIG W / Bunnings to name a few

[Cessnock Suburb Report Video](#)

## About Us

---



### **PATRICK HOWARD | Principal Partner / Property Sales Consultant / LREA**

Pat has been a Sales Agent with First National David Haggarty for the last 4 plus years and brings a fresh and enthusiastic approach to Real Estate in Maitland.

Having resided in Maitland for the past 20 years, Pat has gained a vast knowledge of the area and is committed to it prospering. Pat is heavily involved in the community in particular, donating his time and services to Maitland Rugby Club. With a successful career of sales in both the Manufacturing and the Entertainment industry, Pat has a plethora of experience in dealing with a vast range of people in all situations.

Communication and attention to detail are paramount in Pats ethos, to deliver the best service to his clients. He will ensure that all avenues are exhausted to guarantee the best price is obtained for his vendors.



### **JADE TWEEDIE | Principal Partner / Business Development Manager / LREA**

Previously attending school and working in the Maitland area for over 13 years, Jade has gained first-hand knowledge of the Lower Hunter Valley Region. Jade began her real estate career as a Property Officer and has tirelessly worked through to Senior Property Manager in a large multi million dollar Property Management Department.

In recent years Jade has changed direction now working within the sales team as our Sales Coordinator / Business Development Manager and has achieved some impressive results! Recently she achieved First Nationals NSW Silver Achiever Award for outstanding performance in Residential Sales two years running and has more recently been awarded First Nationals Highest Accolade for her position, as the NSW and National Business Development Manager of the Year for the entire FN Network, twice in the last 3 years among other notable awards.

If you have any rental / investment questions outside of sales, then Jade is your girl !



### **TIARNA JURD | Property Consultant**

Tiarna joins First National David Haggarty under the guidance of both Patrick Howard and Jade Tweedie of Team P.A.T and with having already gained sufficient experience in the art of Property Management, she now enters into the sales sector with an understanding of what is required to ensure all of our clients receive the best

possible service at all times.

Tiarna's bubbly and happy personality are sure to brighten your day and no doubly she fits in well with the FNDH culture and team abroad. She is hardworking, determined, eager and ready to handle anything that this next chapter in her Real Estate career throws at her. With a vision to one day be a leading agent, we are super excited to welcome Tiarna to the FNDH family and cannot wait to see where this next step takes her !

#### Links

[Pat Howard: Domain profile](#)

[Pat Howard: First National profile and current listings](#)

[Pat Howard: Realestate.com profile](#)

[Jade Tweedie Full First National Profile and Client Feedback](#)

[Tiarna Jurd Full First National Profile](#)

[Like FNDH on Facebook](#)

[Like Team P.A.T on Facebook](#)

[Check out our property videos on FNDH youtube channel](#)



**Team P.A.T,**  
*Your Local Sales  
& Investment Team!*

Pat Howard | 4933 5544 | 0408 270 313  
pat@davidhaggarty.com.au

 **first national**  
REAL ESTATE | David Haggarty

Jade Tweedie (nee Young) | 4933 5544  
jade@davidhaggarty.com.au

## Disclaimer

---

First National David Haggarty 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 David Haggarty. Photographs of the home are taken at the specified sales address and are presented with minimal retouching. No elements within the images have been added or removed.

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