

## Table of Contents

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

# Property Details



31 Moore Street, Cessnock

UNDER CONTRACT

3  1  3 

Property  
Preview

|                  |                               |                                |
|------------------|-------------------------------|--------------------------------|
| Air Conditioning | Split System Air Conditioning | Reverse Cycle Air Conditioning |
| Study            | Rumpus Room                   | Open Fire Place                |
| Secure Parking   | Outdoor Entertaining          | Workshop                       |
| Fully Fenced     | Broadband Internet            | Built In Robes                 |

Nestled in a quiet, well-established neighbourhood, this charming three-bedroom weatherboard and iron home offers a blank canvas for first home buyers, investors, or those looking to do a flip. The home features a neat kitchen and bathroom, an L-shaped dining and living zone with ample reverse cycle air conditioning, and ceiling fans in all bedrooms. The versatile 3rd bedroom could be transformed into a study, nursery, or additionally an activity/retreat space, with convenient access to the second living zone.

Boasting high, raked ceilings in both front and rear living zones, the home also includes a second living area perfect for a kids' activity space or a work-from-home office or separate media zone. Stay cosy during the colder months with a slow combustion wood heater and a natural gas bayonet.

With a fully fenced yard and plenty of parking options including a great-sized double garage/workshop with bench and power, a single carport (which doubles as an undercover entertaining space), and four - six additional off street open car, trailer, or boat

spaces there's plenty of room for storage and outdoor activities. The external electric shutters on five windows to the rear and west side of the home, offer privacy and energy efficiency all year round.

The manicured lawns, shade trees, and established fruit trees create a peaceful, relaxing environment, perfect for enjoying time outdoors. The property is conveniently located just a 10-minute walk to Cessnock CBD, a 5-minute stroll to the local corner shop, and a short drive to the Hunter Valley Vineyards, world renowned restaurants, and Cessnock Hospital. Public transport and local takeaway options are also just around the corner.

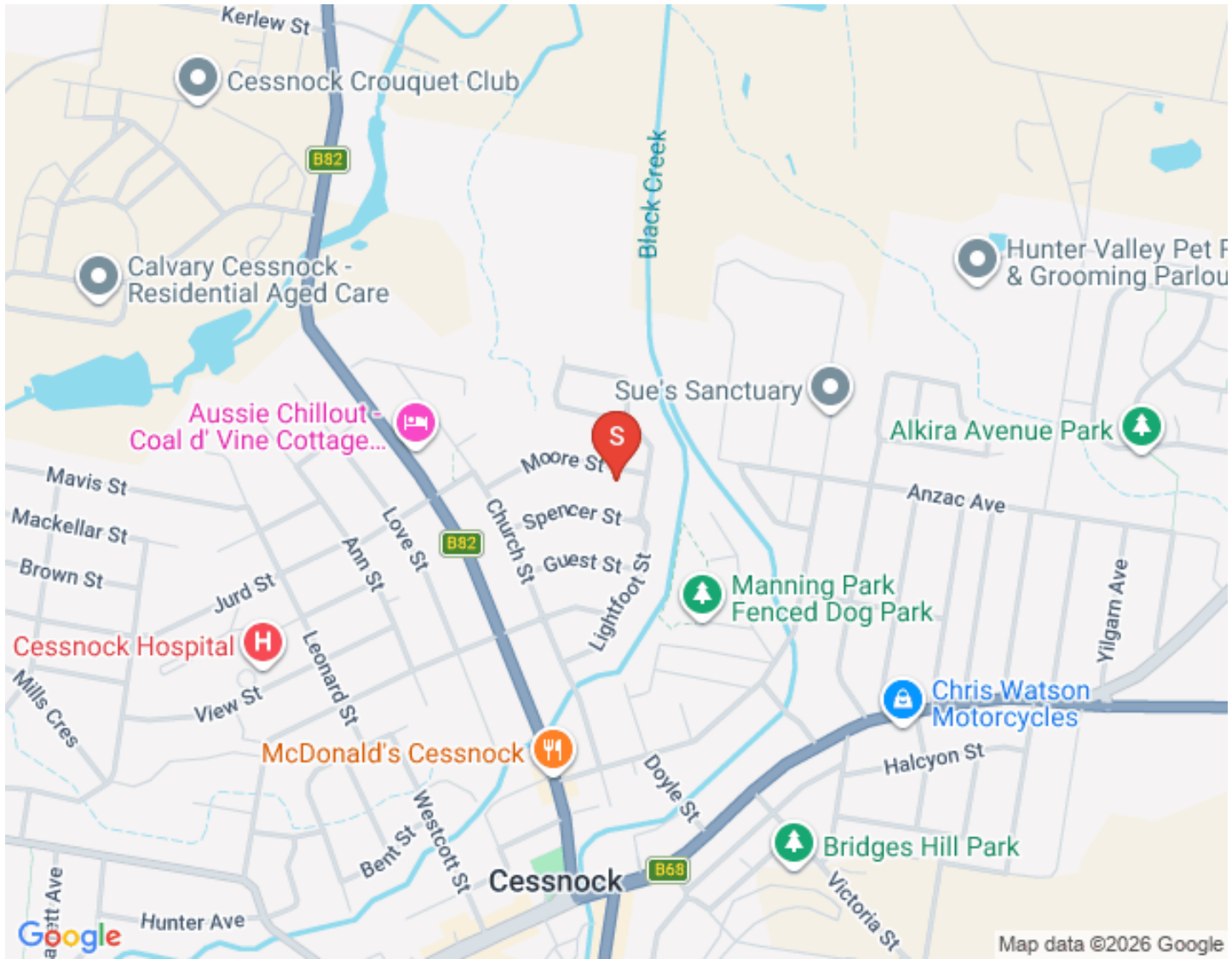
Whether you're looking for a move-in-ready home or one to modernize to your taste, this home is brimming with possibilities. With a cosmetic update, it could also serve as an ideal Airbnb or short-term rental. Don't miss out on this fantastic opportunity be quick!

This property is proudly marketed by Pat Howard, Aiden Procopis and Jade Tweedie, contact 0408 270 313 or 0456 66 44 81 for further information or to book your private inspection.

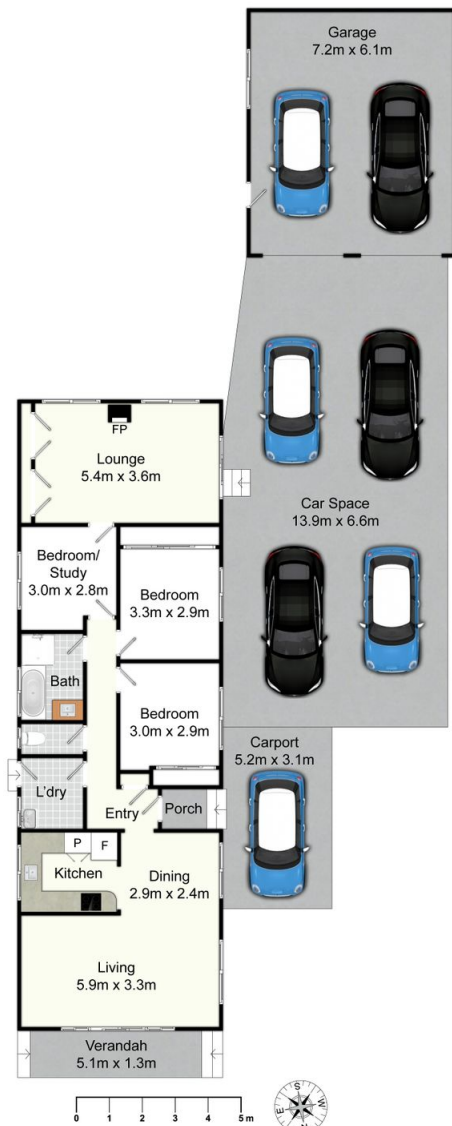
NB: Rear erected garden trellis remains, small hole in the glass of x1 front glass slider door is sold as is and will not be repaired, old air conditioning wall unit to bedroom 2 non-operational sold as is . We note, if the intention is to purchase for the purpose of an Airbnb, interested parties should make local council enquiries prior to making an offer or purchase, to ensure prior approved consent is not required within this council zone.

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.

First National Real Estate Maitland - We Put You First.

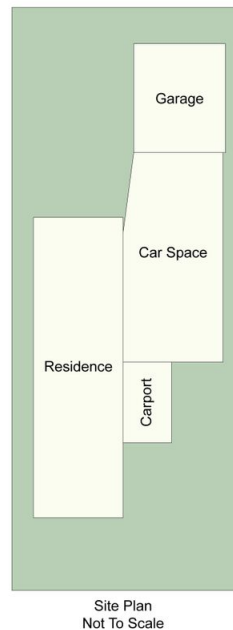


# Floorplan



31 Moore St, Cessnock

All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own inquiries and the contract for sale. The floor plans are artist's impressions only. The site plan is not to scale.



# Property Inclusions

## External

Double garage / workshop - side single door access, 2 roller doors / internal work bench and power

Single carport

X4 open car or trailer spaces to front of garage

X 1-2 off street open car spaces to front of carport

Fully fenced yard

Cement driveway / parking pads

Established trees / fruit trees and shrubs/ landscaped gardens

Well maintained lawns

Front under-cover verandah / cement flooring

Letterbox

Cement side path to side of house

Metrebox to left hand side of the property

Water and gas metre to front garden

259L Thermann Electric Water Heater System

External taps / lights

External window screens

Hills hoist clothesline

Weatherboard / iron construction on Piers

TV antenna

External air conditioning units x2 to reverse cycle systems

Grey tile side entry stairs / landing with timber wall railing

Rear garden trellis's

# Entrance / Hall

Mustard carpet

Cream walls

Round light fitting

Ceiling vent

Linen cupboard

Timber main door with deadlock

Screen security door

Smoke alarm

# Dining /Front Living Zone

Mustard carpet

Cream walls

Raked ceilings / exposed beams

X2 yellow wall light fittings

External glass sliding window - RHS slider cracked / hole to lower corner glass - will not be repaired – sold as is

X2 external slider screen doors

Raked ceiling yellow glass internal insert windows

Daiken reverse cycle air conditioning

Data points

X2 single power points

Natural gas bayonet

Vertical blinds and lace curtains

External electric shutter x1 to side living window

# Kitchen

Cork tile flooring

Timber grain laminate cupboards

Laminate beige bench-tops

Cream walls

Round light fitting

Exhaust fan

Free standing Westinghouse gas oven/gas cooktop

Westinghouse rangehood

Single stainless sink with stainless drying racks either side

Stainless spout, hot and cold taps

Double power points x2 (power point also in fridge space)

Clear Glass window

Café Curtains - green check

External window shade

# Bedrooms

## Bedroom 3 / study:

Mustard carpet

Cream walls

Ceiling fans/light

Vertical blinds

External window shade

X2 doors - access to rear living room

Single power point

## Master Bedroom (bed 2)

Mustard carpet

Cream walls

Ceiling fan/light

Built-in robes - mirror door / x2 cream doors

Vertical blinds

Electric external shutter

Double power point

Timber door

Wall air conditioner old unit - not working / non operational

## Bed 1:

Mustard carpet

Cream walls

Ceiling fan/light

Mitsubishi electric reverse cycle air conditioner

Vertical blind

Timber door

Double door built-in

TV Point

External electric shutter

Power point - in wardrobe

# Laundry

Vinyl flooring

Cream walls

Built in cream cabinetry

White metal tub

Washing machine taps

X2 timber doors

Old school metal screen door

External access

Vertical blinds and lace curtains to x1 window

# Bathroom / W.C

## Bathroom

Grey tiles

Cream/ peach 2 door / 3 drawer vanity

Built-in bath

Wall mirror

Shower - glass screen – glass slider door - peach / grey

Exhaust fan

Round light fitting x2

Frosted glass window

Lace curtains

Timber door

## Separate W.C

Vinyl flooring

Cream walls

Timber door

Cream cistern / unit

Frosted glass slat window

Toilet roll holder

Round glass light fitting

Wall railing

# Rear Living Room

Cream carpet

Raked ceilings with exposed beams

4 door storage cupboards

Smoke alarm

Spotlight fittings x2

Slow wood combustion heater

Electric shutters to rear windows / side external shade to glass slider door entry / exit

Rear yard access off side glass slider door

Vertical blinds

X2 double power points

Phone point

TV point

Cream walls

# Disclosures

NB: Rear erected garden trellis remains, small hole in the glass of x1 front glass slider door is sold as is and will not be repaired, old air conditioning wall unit to bedroom 2 non-operational sold as is . We note, if the intention is to purchase for the purpose of an Airbnb, interested parties should make local council enquiries prior to making an offer or purchase, to ensure prior approved consent is not required within this council zone.

## Comparable Sales



### 63 CHURCH STREET, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 1 Bath | 4 Car

Land size: 581.7

\$640,000

Sold ons: 16/04/2024

Days on Market: 50



### 65 CHURCH STREET, CESSNOCK, NSW 2325, CESSNOCK

2 Bed | 1 Bath | 2 Car

Land size: 582

\$625,000

Sold ons: 19/07/2024

Days on Market: 3



### 7 ANZAC AVENUE, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 1 Bath | 4 Car

Land size: 676

\$570,000

Sold ons: 13/06/2024

Days on Market: 23



### 91 CHURCH STREET, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 1 Bath | 3 Car

Land size: 625

\$610,000

Sold ons: 25/06/2024

Days on Market: 28



### 105 ALLANDALE ROAD, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 1 Bath | 2 Car

Land size: 809.4

\$577,500

Sold ons: 12/04/2024

Days on Market: 10



### 8 DAVIDSON STREET, CESSNOCK, NSW 2325, CESSNOCK

2 Bed | 1 Bath | 3 Car  
\$605,500  
Sold ons: 16/07/2024  
Days on Market: 33

Land size: 697



### 21 MCGRANE STREET, CESSNOCK, NSW 2325, CESSNOCK

4 Bed | 2 Bath | 1 Car  
\$650,000  
Sold ons: 20/06/2024  
Days on Market: 184

Land size: 737



### 49 MAVIS STREET, CESSNOCK, NSW 2325, CESSNOCK

4 Bed | 1 Bath | 1 Car  
\$620,000  
Sold ons: 07/08/2024  
Days on Market: 16

Land size: 676



### 43 BURNETT STREET, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 2 Bath | 2 Car  
\$580,000  
Sold ons: 17/06/2024  
Days on Market: 7

Land size: 579



### 12 WILLIAM STREET, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 1 Bath | 2 Car  
\$560,000  
Sold ons: 22/03/2024  
Days on Market: 35

Land size: 741



### 29 WEST AVENUE, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 1 Bath | 1 Car  
\$601,000  
Sold ons: 16/04/2024  
Days on Market: 194



### 27 HARRIS STREET, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 1 Bath | 1 Car  
\$585,000  
Sold ons: 01/05/2024  
Days on Market: 45

Land size: 809



### 44 HALL STREET, CESSNOCK, NSW 2325, CESSNOCK

2 Bed | 1 Bath | 2 Car  
\$600,000  
Sold ons: 28/08/2024  
Days on Market: 36

Land size: 404.8



### 28 BARRETT AVENUE, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 1 Bath | 2 Car  
\$580,000  
Sold ons: 09/08/2024  
Days on Market: 40

Land size: 607



### 43 WILLIAM STREET, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 1 Bath | 4 Car  
\$610,000  
Sold ons: 12/04/2024  
Days on Market: 40

Land size: 613



### 6 SOUTH AVENUE, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 1 Bath | 2 Car  
\$605,000  
Sold ons: 12/07/2024  
Days on Market: 26

Land size: 455



### 5 PERCY STREET, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 2 Bath | 2 Car  
\$615,000  
Sold ons: 19/06/2024  
Days on Market: 44

Land size: 689.2



### 94 MOUNT VIEW ROAD, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 2 Bath | 3 Car  
\$615,000  
Sold ons: 07/03/2024  
Days on Market: 35

Land size: 741



### 17 BRIDGE STREET, CESSNOCK, NSW 2325, CESSNOCK

2 Bed | 1 Bath | 2 Car  
\$590,000  
Sold ons: 10/04/2024  
Days on Market: 15

Land size: 809



### 59 SHEDDEN STREET, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 2 Bath | 2 Car  
\$565,000  
Sold ons: 16/08/2024  
Days on Market: 65

Land size: 613



### 34 NORTHCOTE STREET, ABERDARE, NSW 2325, ABERDARE

3 Bed | 1 Bath | 5 Car  
\$625,000  
Sold ons: 02/05/2024  
Days on Market: 17

Land size: 1012



### 19 STEPHEN STREET, CESSNOCK, NSW 2325, CESSNOCK

3 Bed | 1 Bath | 1 Car  
\$560,000  
Sold ons: 22/03/2024  
Days on Market: 54

Land size: 375

Powered by PropTrack



This information is supplied by First National Group of Independent Real Estate Agents Limited (ABN 63 005 942 192) on behalf of Proptrack Pty Ltd (ABN 43 127 386 298).

For state-specific copyright and data disclaimers, see [Copyright and Legal Disclaimers about Property Data](#).

## 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 482 237

[jade@fnrem.com.au](mailto:jade@fnrem.com.au)

With over 23 years of experience, Jade's known for her honest, no-nonsense approach—putting people before property and always telling it like it is.

Focused on quality over quantity, Jade takes time to understand her clients, offering clear, pressure-free communication that's earned trust across the Maitland, Cessnock and Hunter Valley property markets for the last two decades.

Since joining FN Maitland in 2006, she's been key to the agency's growth alongside the Haggarty's, building their award-winning Boutique Management Portfolio from scratch and achieving state and national recognition consistently over the years. With a strong background across administration, sales, and rental portfolio management, Jade brings a well-rounded expertise to the table.

Now dedicating her time to full-time sales, she works alongside Mick Haggarty to deliver straight-talking, people-first results.

## 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. No elements within the images have been added or removed.

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