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Property Details



37 Atkinson Street, BELLBIRD

THE PERFECT FAMILY ABODE

5 2 3

Property Preview

Air Conditioning	Split System Air Conditioning	Reverse Cycle Air Conditioning
Study	Rumpus Room	In Ground Pool
Open Fire Place	Secure Parking	Balcony
Floor boards	Outdoor Entertaining	Workshop
Fully Fenced	Built In Robes	Dishwasher

Nestled on the doorstep of the Hunter Valley Vineyard district and within 10 minutes drive to all local amenities, 37 Atkinson Street, Bellbird has been lovingly cared for over the years and is ready for it's new owners to move in and take advantage of all that it has to offer. Deceivingly proportionate as far as size goes, this home has plenty to offer with four bedrooms and dual living zones for the whole family, a storage room / study which could easily be converted to a 5th bedroom and various mod cons that make living here, an absolute comfort.

Moving outside, you're sure to impress the kids with the sparkling in-ground pool ready for Summer, framed by retained established gardens and an under-cover pool cabana perfect for taking in the warmer months with a cocktail or ale in hand. Entertaining with friends and family is accounted for with a spacious alfresco area and there is plenty of room for the kids or your fury friends to run around in the fenced backyard.
But wait, let's not forget Dad; he's definitely going to be impressed by the double Colourbond

garage with workshop space and power that awaits him to the rear of the property and with rear lane access to the yard and garage, we're betting this one will have Dad excited.

Quick Features Include:

- Parents retreat master suite with private living zone, WIR and ensuite with corner spa bath

- 3 further bedrooms with built-in robes
- A huge storage room / study or an easy conversion to a 5th bedroom

- Formal lounge room
- Open dining / kitchen
/ living zone

- European laundry and mud room

- 3 way main bathroom

- Ample reverse cycle split system air conditioning and ceiling fans throughout

- Laminate floating floorboards

- Slow combustion wood burner

- Alfresco entertaining

- I.G pool with cabana

- Fenced rear yard with rear lane access
- Dog pen shelter and lawn or wood shed

-
Single garage off the house with internal access
- Front under cover verandah with distant mountain views

-
Separate double Colourbond garage with workshop space and power approx. 9.2m x 6m - with rear lane access

-
Huge 1002 m2 block

-
5-7 minutes drive to Cessnock CBD and amenities

-

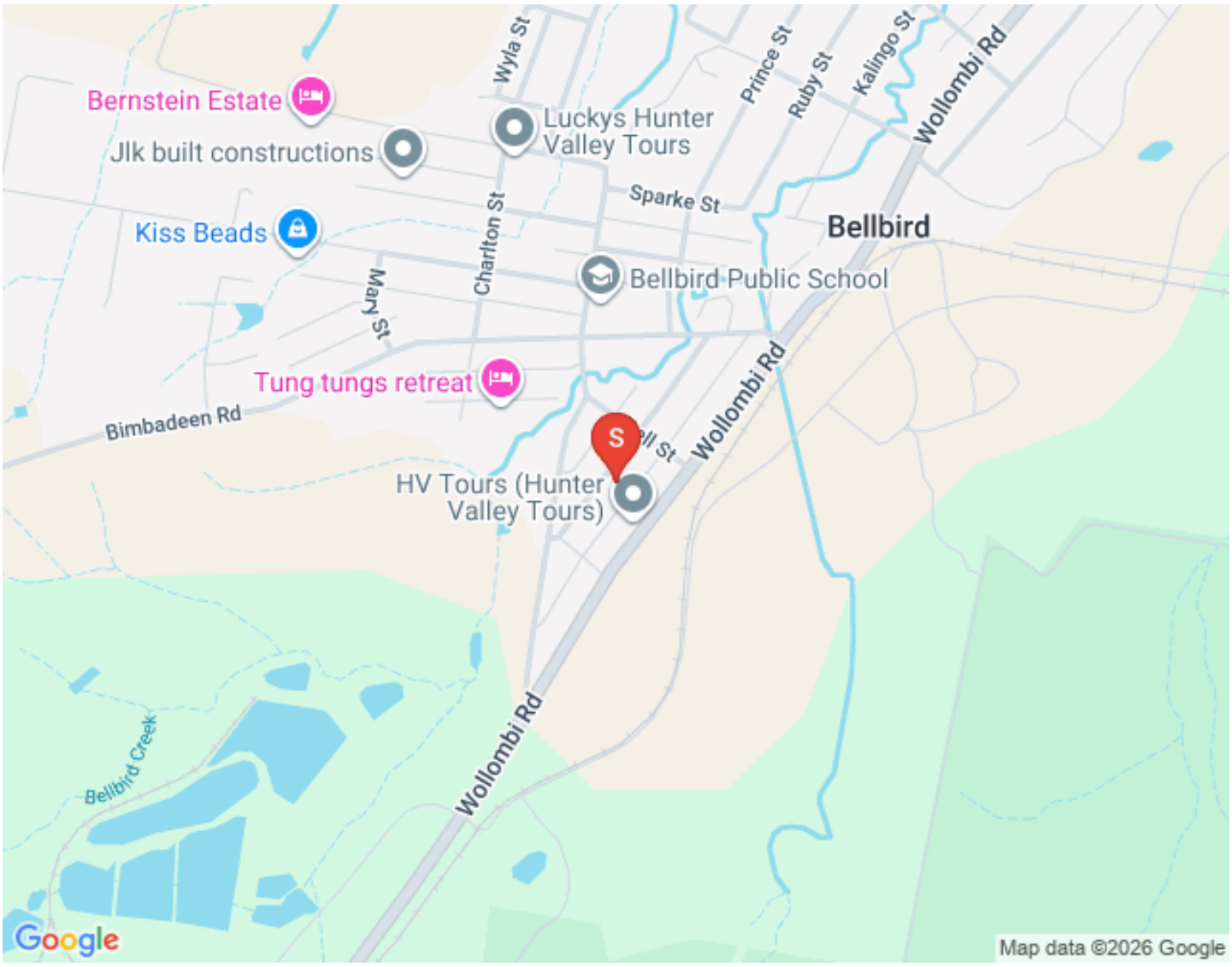
5 minutes drive to the start of the Hunter Valley Vineyards
-
Walk to local bus stop / primary school / sporting fields / Hotel and Bistro
-
Easy access to Sydney, approx. 1.5 hours drive and just 35-40 minutes drive to Newcastle

-
Want to know more, take a virtual tour today at the video link or contact us direct to book your one on one inspection

This property is proudly marketed by Patrick Howard and Jade Tweedie of First National David Haggarty, contact 0408 270 313 to inspect today.

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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Kiss Beads
Bellbird Public School
Bellbird
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Bimbadeen Rd
HV Tours (Hunter Valley Tours)
Wollombi Rd
Wollombi Rd
Wollombi Rd
Sparke St
Charlton St
Mary St
Wyla St
Prince St
Ruby St
Kalingo St
Bellbird Creek
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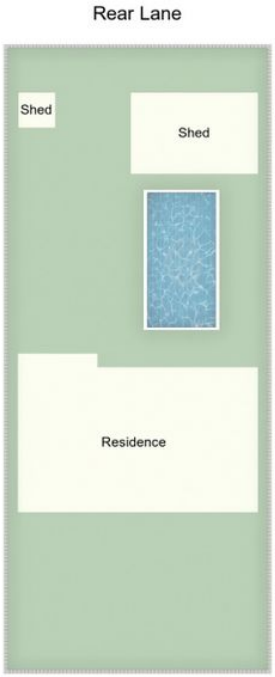
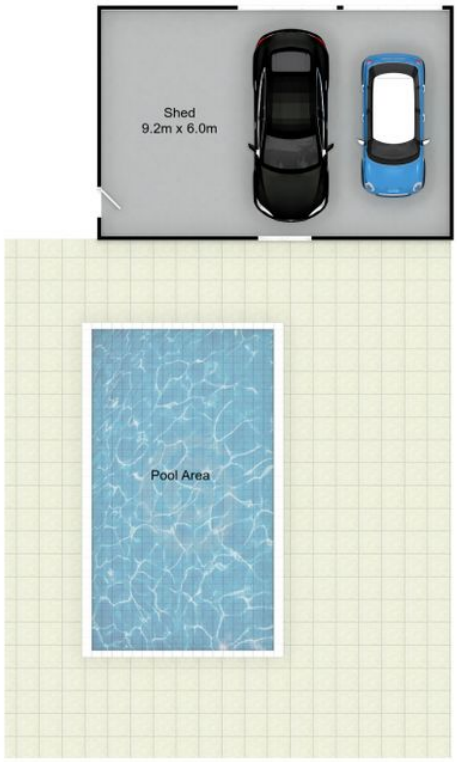
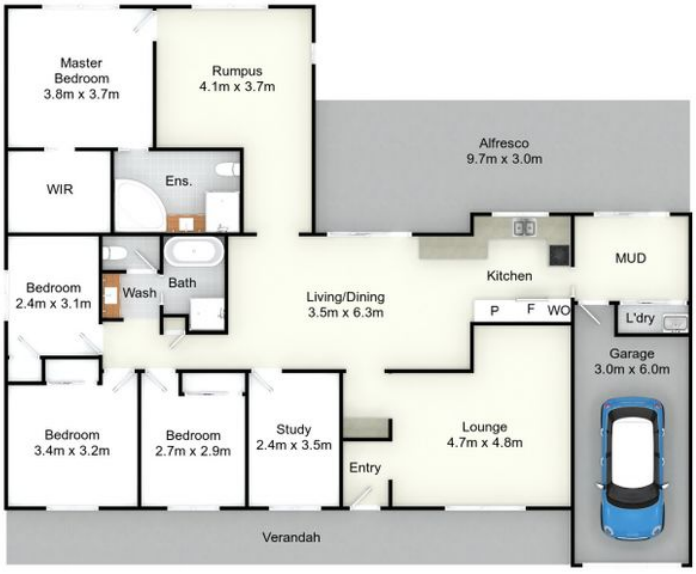
Map data ©2026 Google

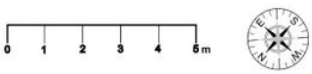
Floorplan



Site Plan
Not to Scale







37 Atkinson St, Bellbird

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 Video

Property Inclusions

Entry | Lounge

Tru Edge - Floating grey laminate floorboards R/C split system Daiken Inverter air conditioner

Coonara combustion wood burner

Purple feature wall and grey walls

Venetian blinds / sheer curtains

Pendant lighting

Black ceiling fan

Double power points / single power point

Angled ceilings

Built-in cupboard / wall mirror

Tru Edge - Floating grey laminate floorboards R/C split system Daiken Inverter air conditioner

Coonara combustion wood burner

Purple feature wall and grey walls

Venetian blinds / sheer curtains

Pendant lighting

Black ceiling fan

Double power points / single power point

Angled ceilings

Built-in cupboard / wall mirror

Kitchen | Dining

Grey walls

Tru Edge floating laminate grey floorboards

White laminate cabinetry

Stainless Fisher & Paykel dishwasher

Whirlpool ceramic black electric cooktop

Stainless Omega pull out range

Whirlpool stainless wall electric oven

Laminate marble effect benchtops grey/pink

White venetians/ brown curtains / burgundy curtains

Pantry

Back glass slider door

Back slider security screen door

6 double power points / 2 single power points (one feeds the range inside cupboard)

Timber ceiling fan

x2 pendant lights

Large oyster light fitting

Tv point

Phone point

Parents retreat

Soft Pink carpet

Grey walls

Ceiling fan/ light white

Wall half light

Leadlight feature window

Timber venetian / scheer grey curtains

2 double power points

TV Point

Master Suite

Soft pink carpet

Grey walls

Stainless ceiling fan/light

2 pendant bedside lights

Fujitsu split system r.c air cond

2 double power points

WIR c shaped shelf/ hang space and built in shelves / light

Smoke alarm

tv bracket

Ensuite

Terracotta tiles

Corner spa bath

Cream tiles with feature terracotta top tile boarder

Double towel rail

Cream single basin vanity / cupboard / drawers

Large shower

Cream W.C and wall T/R holder

Wall shelve

IXL heat / exhaust / light

Study

Walk In Storage room / Study / Potential 5th Bedroom

Soft pink carpet

L shaped built in wall shelving

Light fitting

Timber venetian

Timber door

Could easily be converted to a 5th bedroom

Grey walls

Bedroom 2

Front far end

Soft pink carpets

Grey walls

Mirror built in

TECO invert air conditioner split system

Corner wall shelf

Timber venetian / cream curtain

White ceiling fan / light

Double power point

Phone point

Single power point

Tv point

Bedroom 3

Grey walls

Soft pink carpet

White ceiling fan/light

Timber venetian

Single door built in / hang space / shelves

Power point

Bedroom 4

Front first bedroom

Cream walls

Red feature wall

Double mirror built-in

White ceiling fan / ceiling fan

Double power point

Hall

Tru edge floating laminate grey floorboards

Single door linen

Smoke alarm

Man hole

Grey walls

Main Bathroom

3 way bathroom

Tru edge floating laminate grey floorboards / blue grey marble effect tiles

Double power point

3 hanging pendants / skylight (in vanity zone)

White laminate built in vanity drawers and cupboards / grey stone benchtop

Raised white ceramic basin

Full wall mirror c shaped

White separate W.C / exhaust fan / TR holder / wall shelve & swing door

Cavity door to bath house - separate blue bath / separate shower

Cream / blue terracotta wall tiles

Glass shampoo shelve to shower

Heller wall heater

Air flow exhaust fan

Single power point

Skylight / oyster light fitting

Single towel rail

Laundry | Mud room

European laundry - metal tub / grey walls / cream floor tiles / grey timber slider bi-fold doors

Tru edge grey laminate floating floorboards

Double power point

Light fitting

Back glass slider door

Back security screen slider door

Access to single garage

Grey scheer curtain

Front external

Established gardens/ shrubs / hedges

Light terracotta paved driveway

Elevated Front cement verandah / undercover/ timber railing

Coach light

Brick/ tile facade

Single garage

Side walk thru access gate

Sandstone letterbox

TV aerial to roof

Set back off the street distant Mountain outlook

Rear External

Rear alfresco / entertaining area undercover

Pebble Crete floor

Privacy side screen

Terracotta stencil Crete paths

Pay TV satellite

Established shrubs / trees

Fenced rear yard green Colourbond / side gate pool fencing style

Rear lane access with rear yard car access gates

Grassed area

Dog pen/shelter

Open lawn / wood shed

External rear window awnings

External flood / spot lights

Green hills hoist clothesline

Under cover half fold cream clothesline to alfresco

Water tank (no pump) feeds of shed gutters, for use on lawns

Double rear Colourbond garage 9.2m x 6m approx. / power / workshop space / single side walk thru door

Rear lane access

Rinnai gas HWS

Pool Area

I.G pool - Blue Haven Pool – approx. 13 years

Pool cabana / undercover area

Terracotta stencil Crete surrounds

Retained gardens / hedges

Pool filter

Cream pool fence

Compliance certified and registered

Relevant Documents

Rental Appraisal Letter
Marketing Contract

Comparable Sales

2 COX STREET, BELLBIRD NSW 2325

3 Bed | 1 Bath | 3 Car
$602,500
Sold ons: 06/09/2021

8 PRINCE STREET, BELLBIRD NSW 2325

3 Bed | 1 Bath | 1 Car
$595,000
Sold ons: 25/08/2021

46 KEARSLEY STREET, BELLBIRD NSW 2325

4 Bed | 2 Bath | 2 Car
$860,000
Sold ons: 01/08/2021

2A CHARLTON STREET, BELLBIRD NSW 2325

3 Bed | 2 Bath | 8 Car
$615,000
Sold ons: 12/07/2021

21 BALANGARA WAY, BELLBIRD NSW 2325

4 Bed | 2 Bath | 2 Car
$630,000
Sold ons: 16/06/2021

11 TENNANT STREET, BELLBIRD NSW 2325

4 Bed | 2 Bath | 2 Car
$640,000
Sold ons: 20/05/2021

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Around Bellbird



BELLBIRD HUNTER VALLEY

Bellbird and 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

AROUND BELBIRD / CESSNOCK
SCHOOLS:

- St. Patricks Primary School
- Mt View High School
- St Phillips Christian College

- Cessnock High School
- West Cessnock Public School
- Bellbird Public School

CAFES AND RESTAURANTS:

- Bellbird Hotel & Bistro
- 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 / Bunning's to name a few

About Us

Phone Pat
Email Pat
Email Jade

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.