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Property Details



37 Atkinson Street, BELLBIRD

THE PERFECT FAMILY ABODE

5  2  3 

**Property
Preview**

Air Conditioning

Split System Air Conditioni
ng

Reverse Cycle Air Condition
ing

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

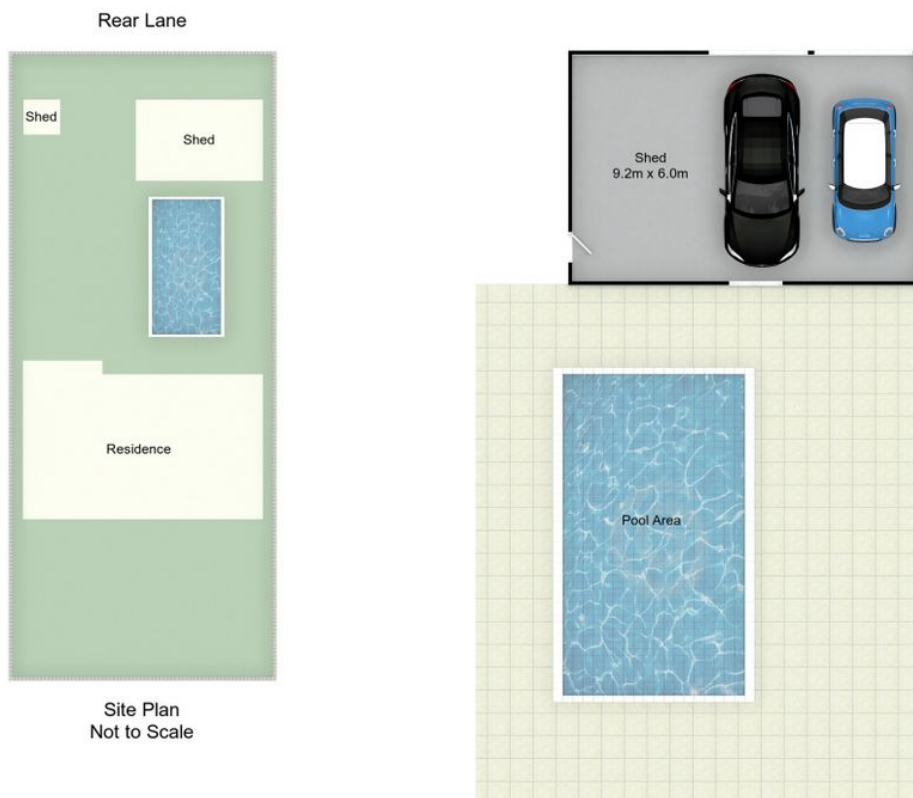
This property is proudly marketed by Patrick Howard and Jade Tweedie of First National David Haggarty, contact 0408 270 313 to inspect today.

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



Floorplan



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 / sheer 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





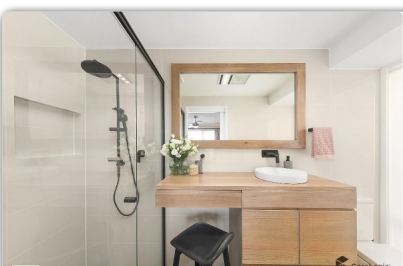
Compliance certified and registered

Relevant Documents

[Rental Appraisal Letter](#)

[Marketing Contract](#)

Comparable Sales

<p>Under current NSW restrictions open homes are not permitted but one-on-one private inspections are allowed by appointment. Please contact the listing agent for more details.</p> <p>While we are working a little different than usual, we're still here to support you. Our team remains available remotely via email and phone to provide assistance and advice no matter the market conditions.</p> <p>belle PROPERTY CoreLogic</p> <p>Aug 21</p>	<p>2 COX STREET, BELLBIRD NSW 2325</p> <p>3 Bed 1 Bath 3 Car</p> <p>\$602,500</p> <p>Sold ons: 06/09/2021</p>
 <p>Aug 21</p>	<p>8 PRINCE STREET, BELLBIRD NSW 2325</p> <p>3 Bed 1 Bath 1 Car</p> <p>\$595,000</p> <p>Sold ons: 25/08/2021</p>
 <p>Jul 21</p>	<p>46 KEARSLEY STREET, BELLBIRD NSW 2325</p> <p>4 Bed 2 Bath 2 Car</p> <p>\$860,000</p> <p>Sold ons: 01/08/2021</p>
 <p>Jun 21</p>	<p>2A CHARLTON STREET, BELLBIRD NSW 2325</p> <p>3 Bed 2 Bath 8 Car</p> <p>\$615,000</p> <p>Sold ons: 12/07/2021</p>
 <p>Jun 21</p>	<p>21 BALANGARA WAY, BELLBIRD NSW 2325</p> <p>4 Bed 2 Bath 2 Car</p> <p>\$630,000</p> <p>Sold ons: 16/06/2021</p>
 <p>May 21</p>	<p>11 TENNANT STREET, BELLBIRD NSW 2325</p> <p>4 Bed 2 Bath 2 Car</p> <p>\$640,000</p> <p>Sold ons: 20/05/2021</p>

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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 Kitchen 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



PAT HOWARD

PARTNER | CLASS 1 LICENCED REAL ESTATE
AGENT

0408 270 313

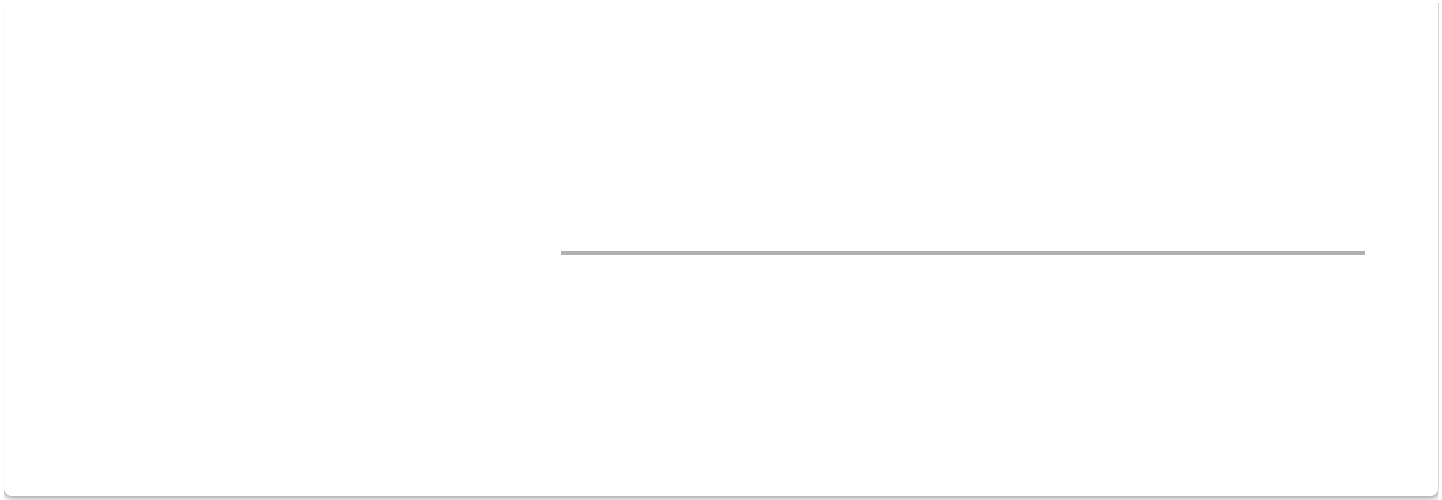
pat@fnrem.com.au

A company Partner and one of the four Principal agents at First National Real Estate Maitland, Pat has been a Sales Agent with us since 2014 and brings a compassionate and enthusiastic approach to Real Estate in Maitland.

Having resided in Maitland for over 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 the Maitland Rugby Club of which he is currently the President. Pat is regularly asked to conduct charity auctions and fund raise for many local charities and events including Red Nose Day Hunter, Gotcha 4 Life and Tomorrow Man, Run DIPG and The Shit Box Rally. Annually Pat swims and raises money for Laps for Life in memoriam to Angus Latham, taken too soon.

With a successful career of sales in both the Manufacturing and the Entertainment industry prior to real estate, 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 Pat's 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. If you would like someone who you can trust to look after your biggest asset and be provided the highest quality service then give Pat a call.



[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.