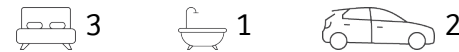




THE PERFECT PROJECT



13 Ninth Street, Weston

Sold for \$605,000 (Aug 16, 2024)

Owned by the one family for nearly 30 years, this original 3 bedroom cottage presents a perfect renovation project for investors or first home buyers willing to roll their sleeves up!

With solid bones and situated on a generous 809m2 block, this property has so much potential for transformation. Featuring classic formal lounge and dining spaces, the home offers a spotless white kitchen, three large bedrooms, modern ceiling fans plus split system air conditioning. The main bathroom is tidy and functional with a separate loo located in the generous internal laundry.

Outdoors, the home enjoys a spacious flat backyard with ample surrounds for kids and pets to play. A separate single garage and carport is also here for handy storage and tinkering space with scope to add a potential bigger shed or even a pool (STCA) to the backyard.

Located across the road from a small neighbourhood park where the kids and grandkids can run amok, the home is also just moments from Weston's town centre with post office, newsagent, bakery, and local amenities, and just 2 minutes from the Hunter Expressway for easy commuting throughout the valley.

- Solid three bedroom cottage

Property ID:	L28440480
Property Type:	House
Building / Floor Area:	118
Garages:	1
Carports:	1
Land Area:	809.0 sqm

Carolyn Wallis-Tomlins

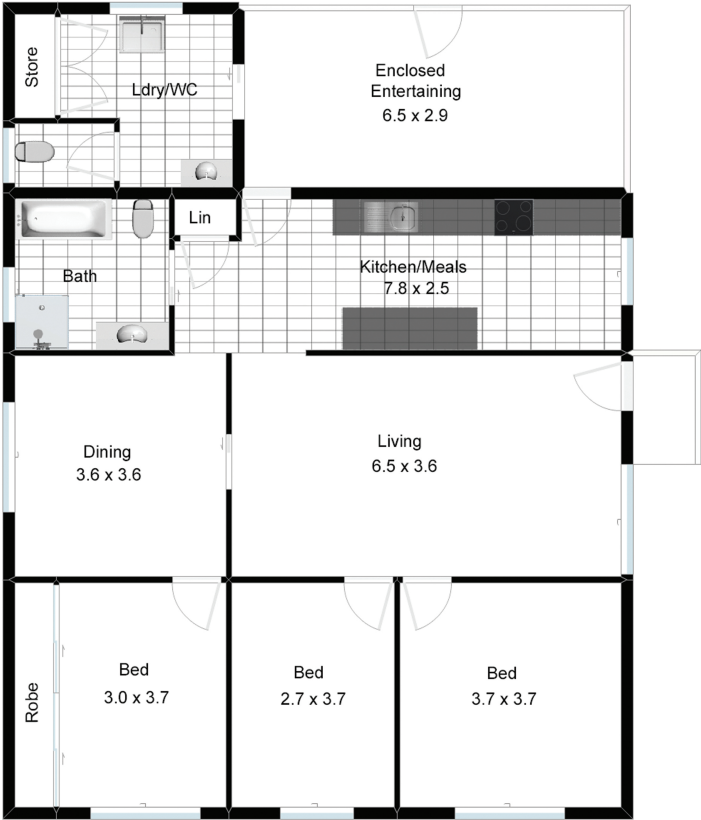
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- Flat & fully fenced 809m2 block
- Spotless galley kitchen equipped with electric cooker
- Large formal lounge upon entry
- Formal dining room
- Three bedrooms, master with triple built-in robe
- Separate single garage + single carport
- Across the road from Meredith Park & playground facilities
- 120m to bus stop
- 550m to Weston Public School
- 1km to Weston Workers Club
- 1.3km to Weston main street shops
- 1.7km to Hunter Expressway

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.

FLOOR PLAN



IMPORTANT INFORMATION

Dimensions & Areas are a guide and approximate only
Direction of North is an Indication Only

13 Ninth Street Weston

SITE PLAN (not to scale)

