



112 Harle Street, Abermain

## Opportunity Knocks in Abermain on a Generous Block~

Whether you're an investor, developer, or savvy first home buyer ready to roll up your sleeves this is the opportunity you've been waiting for.

Sitting on a spacious and uniquely shaped block with a large shed/workshop at the rear, 112 Harle Street offers the kind of canvas that's hard to find in today's market. The original home is ready for a full renovation or redevelopment (STCA), giving the next owner the chance to add serious value and make it their own.

The bones are there. The opportunity is real.

Why this property stands out:

- Generous block with rear shed/workshop ideal for tradies, hobbyists or those needing extra storage
- Original condition throughout blank canvas ready for your renovation vision
- Unbeatable location walking distance to local Primary School & OOSH
- Close to Kurri Kurri Hospital, High School and Weston CBD
- Easy access to the Hunter Expressway

Properties like this are snapped up fast; land, location and potential in

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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### AUCTION

Sat 13th Jun @ 9:30AM

### VIEW

Sat 23rd May @ 11:00AM - 11:30AM

### AGENTS

Bryce Gibson  
0422 227 668  
bryce.gibson@ljhooker.com.au

### AGENCY

LJ Hooker Cessnock  
(02) 4050 6000



one package don't come along in the current market.  
Contact Bryce Gibson and the LJ Hooker Cessnock team today to register your interest. Call us on 0422227668

## MORE DETAILS

|               |             |
|---------------|-------------|
| Property ID   | 1J7GF5N     |
| Property Type | House       |
| Land Area     | 731 m2      |
| Including     | Toilets (1) |

### **Bryce Gibson 0422 227 668**

Sales Agent | Auctioneer | Valuer | Business Owner |  
[bryce.gibson@ljhooker.com.au](mailto:bryce.gibson@ljhooker.com.au)

### **LJ Hooker Cessnock (02) 4050 6000**

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**LJ Hooker**