

Abermain, 9 Charles Street

Abermain Investment Opportunity

This is your chance to snap up this 4-bedroom brick and iron Federation-style home ideal for first home buyers or savvy investors. Perfectly positioned in Abermain and situated on a low maintenance 404.7m2 fully fenced block, this home is sure to impress. The elegant Federation architecture is complemented by modern updates, ensuring you experience the best of both worlds.

Property Quick Facts:

- 4 good sized bedrooms plus dressing room/nursery - 2 bathrooms
- Neat and tidy kitchen - Separate lounge/dining room with original brickwork and fireplace
- Fresh carpet and paint and window coverings throughout - 404.7m2 block - Fully fenced yard
- 6 minutes to the Hunter Expressway - Close proximity to both the Cessnock and Kurri Kurri CBD's
- Council rates: \$1776 approx pa - Water rates: \$903 approx pa



Disclaimer: 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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For Sale
Please Call

View
ljhooker.com.au/1HRAF5N

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

LJ Hooker Cessnock
(02) 4050 6000

- Possible rental return of \$560-\$580 per week

To take your next step into property ownership, please contact Bryce Gibson on 0422 227 668 today.

More About this Property

Property ID	1HRAF5N
Property Type	House
Land Area	404.7 m2
Including	Air Conditioning Alarm Fire Place Built-in-Robes Fully Fenced

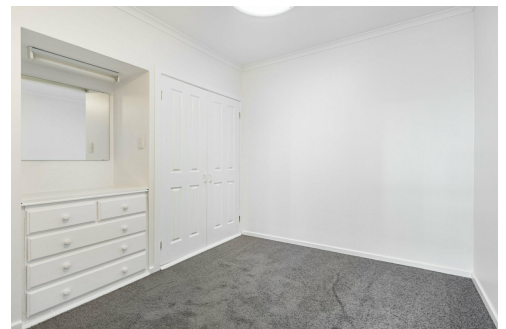
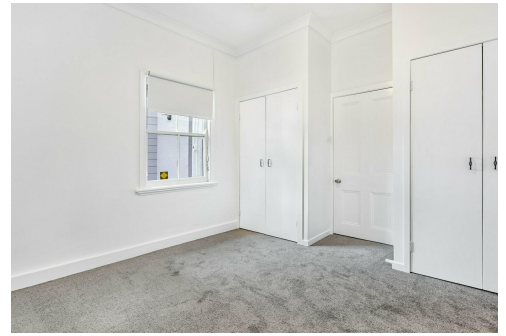
Bryce Gibson 0422 227 668

Selling Agent | Auctioneer | bryce.gibson@ljhooker.com.au

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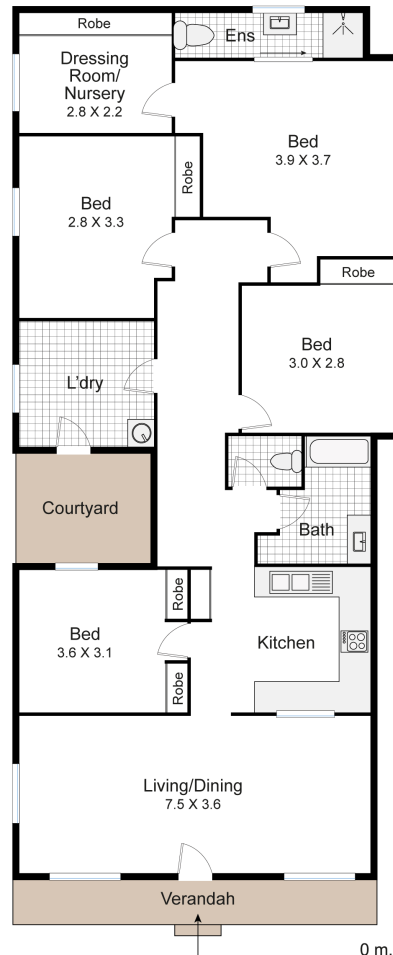
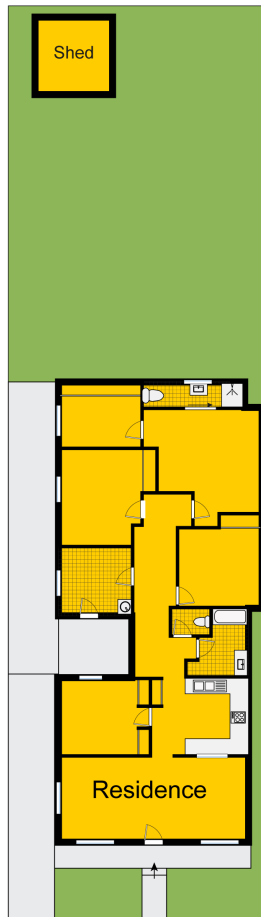
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Cessnock