

The Difference

**SOLD BY**

**BIBSON  
7 668**

**Sold**



2 Charlton Street, Bellbird

## Great investment opportunity in central Bellbird Location

Welcome to 2 Charlton Street, a great investment opportunity in the heart of bellbird. This 2/3 bedroom weatherboard and Iron home situated on a massive 1303 m2 corner block is jam packed with endless possibilities and is seeking a new owner.

Suitable for subdivision (STCA) and granny flat redevelopment (STCA) just some of the endless possibilities on offer.

Set 557m from Bellbird Public School, 323m to Carmichael Park and bus stops, plus only a short 5km drive to Cessnock CBD, this property delivers outstanding livability with the benefit of a peaceful suburban setting.

### Quick facts

2/3 comfortable bedrooms  
32.08m frontage to Charlton St 40.24m frontage to Tennant St  
Zoned R2 low density residential  
Currently returning \$490 per week to a long term tenant  
Quiet, family-friendly street

To find out how you can secure this property as your next investment

2 1 2

**FOR SALE**  
\$829,000

### AGENTS

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

### AGENCY

LJ Hooker Cessnock  
(02) 4050 6000

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.

**LJ Hooker**

contact listing agent Bryce Gibson 0422227668 or Brent White 0421568333 for details.

## MORE DETAILS

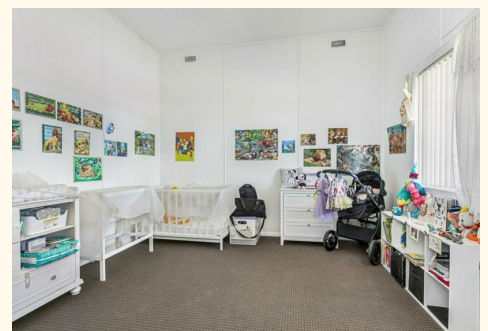
Property ID	1HZZF5N
Property Type	House
Land Area	1303 m2
Including	Air Conditioning Outdoor Entertaining Fully Fenced Corner Block

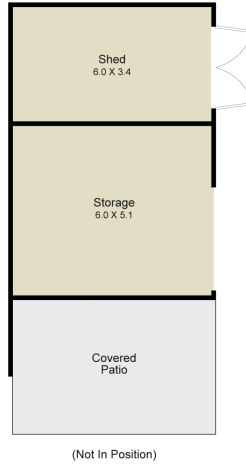
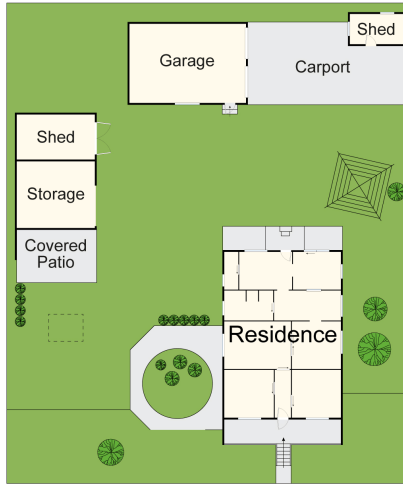
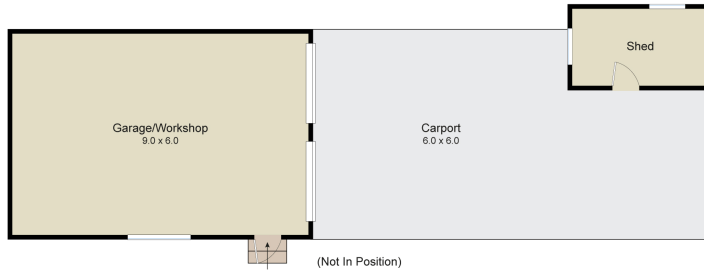
### **Bryce Gibson 0422 227 668**

Sales Agent | Auctioneer | Valuer | Business Owner |  
bryce.gibson@ljhooker.com.au

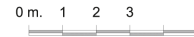
### **LJ Hooker Cessnock (02) 4050 6000**

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Cessnock



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