

The Difference

**SOLD BY**

**GIBSON  
07 668**

**Sold**



10 Wangi Avenue, Cessnock

## Entry Level Cessnock Investment

Looking for a home that's full of possibilities? This unique Nissen hut-style property offers an incredible opportunity to create your perfect space.

Set on a generous 556.4sqm fully fenced block, this property offers loads of potential and room to grow. The property features an external laundry and storage shed, ideal for keeping things tidy and organised. Plus, the spacious block provides ample scope for future expansion, including the potential for a granny flat (STCA).

Inside, the home features 2 bedrooms, a bathroom with shower and toilet, open living dining area and kitchen space with electric cooking.

This property is close to transport, only 1.3km to Cessnock West Primary School, 3.1km to Mount View High School and only minutes' drive to Cessnock CBD.

Property Quick Facts:

- 2 bedrooms - 1 bathroom - 556.4sqm block 19=8.28m frontage by 30.48m depth- Fully Fenced - External laundry
- Kitchen with electric cooking - Council rates \$1,740 pa - Water

2 1 1

**FOR SALE**

Please Call

**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**

rates \$1,050pa approx

- Currently rented for \$350 a week (Market Value as is \$390-\$400 per week)

Taking next step in the property ownership please contact listing agent Bryce Gibson on 0422 227 668 or the team at LJ Hooker Cessnock on 02 40506000

## MORE DETAILS

Property ID	1HUYF5N
Property Type	House
Land Area	556.4 m2
Including	Air Conditioning

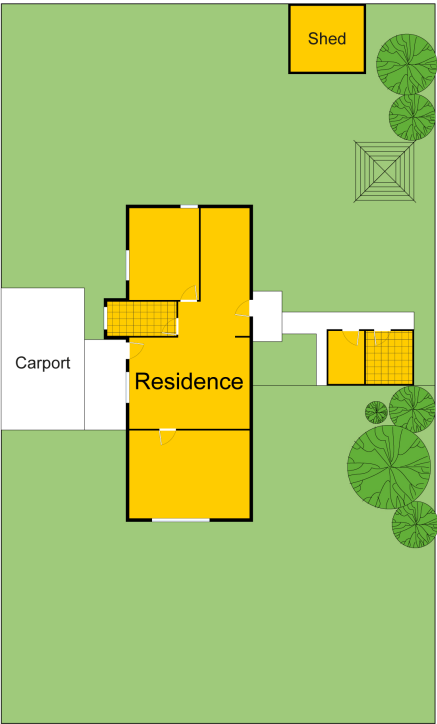
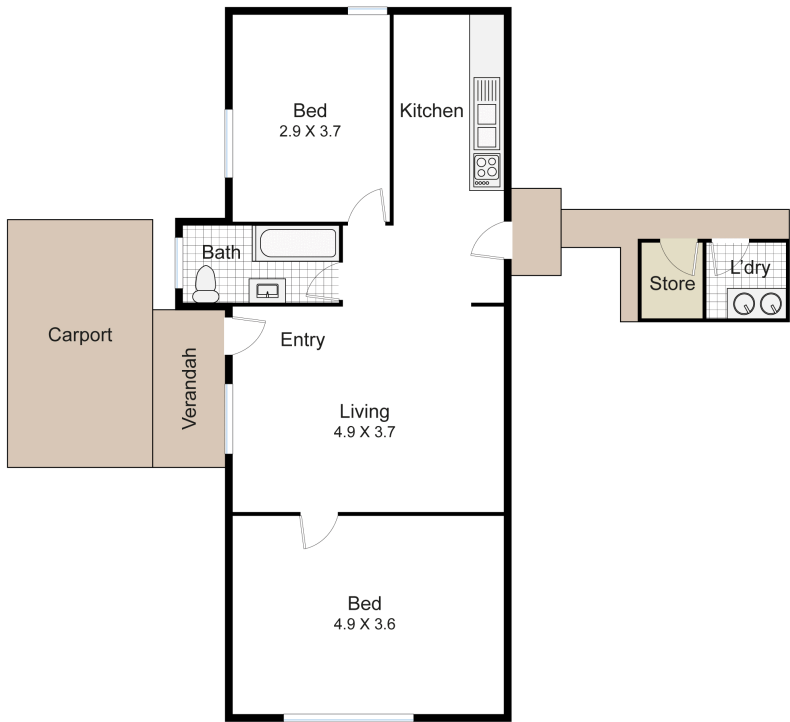
### **Bryce Gibson 0422 227 668**

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

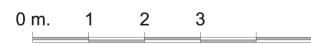
### **LJ Hooker Cessnock (02) 4050 6000**

84 Vincent Street, CESSNOCK NSW 2325  
cessnock.ljhooker.com.au | cessnock@ljhooker.com.au





**LJ Hooker** 10 Wangi Rd, Cessnock  
Cessnock



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**