




14 Ercildoune Street, Cessnock

## Rare Corner Block Opportunity &mdash; R3 Zoned, Subdivision Potential (STCA)

Calling all savvy investors and developers. This is the kind of opportunity that doesn't come along often in Cessnock's tightly held property market.

Positioned on a commanding 809m<sup>2</sup> corner block and zoned R3 Medium Density, 14 Ercildoune Street presents genuine dual potential: hold and rent the existing home for immediate income, or explore subdivision subject to Council approval to unlock even greater long-term value (STCA). With Cessnock's growth corridor continuing to attract buyers and renters alike, blocks of this size and zoning in this location are becoming increasingly hard to find.

The existing three bedroom cavity brick and tile home offers a blank canvas to work with. While the property is in need of some repair, this is exactly where the opportunity lies; a chance to add value, renovate to rent, or reposition the site entirely as part of a future development play. For the investor with vision, this is a blank canvas backed by land content that speaks for itself.

3  1  2 

**FOR SALE**  
\$760,000

**VIEW**  
Sat 11th Jul @ 11:00AM - 11:30AM

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

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

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 **LJ Hooker**

Corner blocks of this calibre, sitting on R3 medium density zones land, are the type of holding that seasoned investors actively seek out. Whether you're looking to bank land for the future, add to your portfolio, or start planning your next project, 14 Ercildoune Street ticks the boxes.

**Quick facts:**

- 809m<sup>2</sup>; corner block excellent street frontage and access
- Zoned R3 Medium Density subdivision potential subject to Council approval (STCA)
- Three bedroom home of cavity brick and tile construction plus home office
- Solid bones with scope to renovate, rent, or redevelop
- Corner position offering flexibility for future site configuration
- Located in one of Cessnock's sought-after residential pockets
- Ideal for investors, developers or those seeking a value-add project

Opportunities like this with genuine land content, flexible zoning and a corner position simply don't sit on the market for long.

Whether your strategy is buy-and-hold, renovate-and-rent, or subdivide-and-build, this is a site worth serious consideration.

Don't let this one slip through your fingers. Contact Bryce Gibson 0422227668 today at LJ Hooker Cessnock 02 40506000 to arrange your inspection and start planning your next move.

**MORE DETAILS**

Property ID	1JA1F5N
Property Type	House
House Size	100 m2
Land Area	809 m2
Including	Study
	Air Conditioning
	Outdoor Entertaining
	Fully Fenced
	Corner block R3 Medium Density zoned

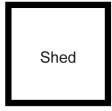
**Bryce Gibson 0422 227 668**

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

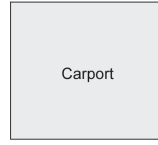
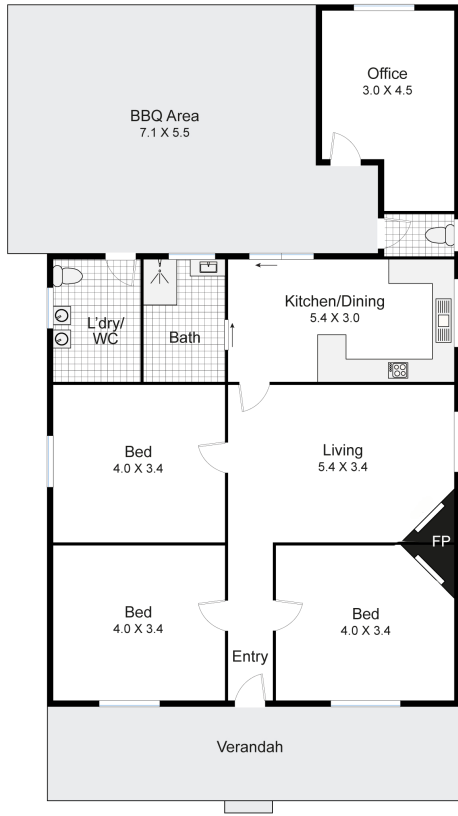
**LJ Hooker Cessnock (02) 4050 6000**

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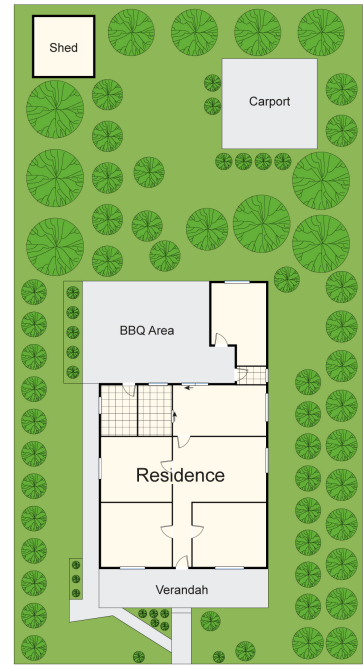




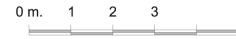
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**LJ Hooker** 14 Ercildoune St Cessnock  
Cessnock



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