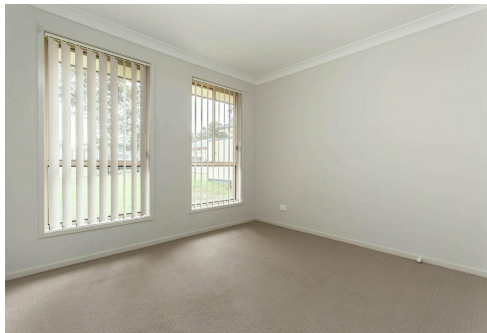




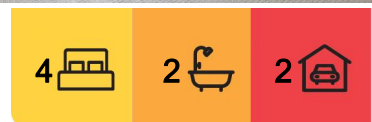
Cessnock, 20 Marsanne Close

Cessnock Investment Opportunity: Beautiful 4 Bedrooms with Great Rental Return!

This Family Style 4 bedroom brick and tile home ticks many boxes. Centrally located within metres of local transport, schooling and local sporting facilities. All this packaged within moments of the gateway to the Hunter Valley Wine district.

This home's location offers a perfect mix lifestyle for families, retirees and investors, not only does this home offer 4 bedrooms with built-in robes, master with walk-in robe and ensuite, split system air conditioning comfort, This home also offers a separate lounge room, an open plan living area with a versatile kitchen that features stainless-steel appliances, gas cooking including a dishwasher, double lock up garage with internal access.

Externally the home offers a fully fenced 633.9m2 block along with low maintenance gardens, a covered alfresco area with a great outlook this home is perfect for entertaining family and guests.



For Sale
Please Call

View
ljhooker.com.au/1H8AF5N

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



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.

LJ Hooker Cessnock
(02) 4050 6000

Property Quick Facts:-

- 4 Bedrooms all with built-in robes
- Ensuite and walk-in robe to main
- Double lock up garage with fully fenced 634m2 yard
- Current rent return \$560 per week + water usage until 26th June 2025
- Council Rates are \$1,968pa - Water rates \$1,366 pa (approx)
- Zoning R2 low density

To take your next step into property ownership please call listing agent Bryce Gibson 0422 227 668

More About this Property

Property ID	1H8AF5N
Property Type	House
Land Area	633.9 m ²
Including	Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Water Tank

Bryce Gibson 0422 227 668

Principal & Selling Agent | 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



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