

## Cessnock, 21 Stephen Street

### Development Opportunity in Cessnock West

Situated in a peaceful street of Cessnock West, just 550 metres from Cessnock West Public School and 1.7km from the vibrant local CBD, this charming two-bedroom home presents an exciting development opportunity in a highly sought-after area.

Set on a generous 1216sqm allotment; Zoned R3 medium density residential. Offers substantial potential for expansion, renovation, or even major redevelopment (STCA). Whether you're looking to create your dream portfolio or start your first develop, this property offers the space, location and opportunity to make it happen.

Having the added benefit of a sealed side lane access as well as direct street frontage, a site like this doesn't often come to the market.

Frontage to Stephen Street: 15.09m Depth to side sealed lane: 80.47m

Property Quick Facts:



**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.



**For Sale**  
\$665,000

**View**  
[ljhooker.com.au/TVAF5N](http://ljhooker.com.au/TVAF5N)

**Contact**  
**Bryce Gibson**  
0422 227 668  
[bryce.gibson@ljhooker.com.au](mailto:bryce.gibson@ljhooker.com.au)

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



- Two spacious bedrooms with ceiling fans
- Spacious lounge room with split system air conditioning for year-round comfort
- Separate dining area off the timber kitchen, offering plenty of storage and ornate cupboards
- Original bathroom featuring a shower over bath, timber vanity, and vintage dresser & mirror, full of character
- Full return veranda and BBQ area &ndash; a perfect space for outdoor entertaining
- Expansive backyard &ndash; ideal for future development or extension
- Close to schools, shops, public transport, and parks, making this location a prime choice for future growth

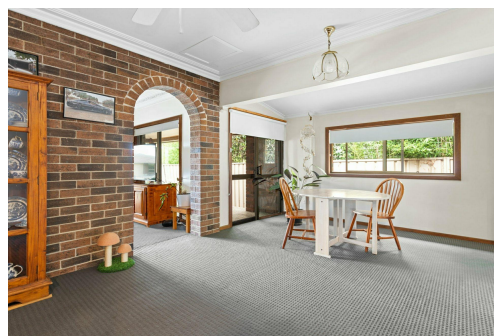
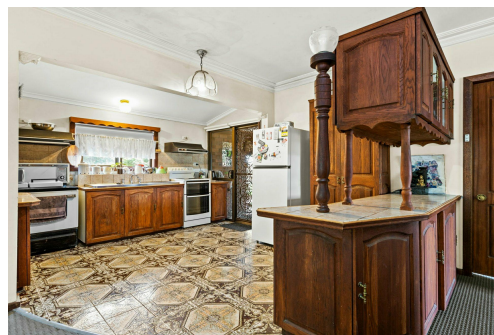
Don't miss out on the potential to transform this property into something special. Contact Bryce Gibson 0422 227 668 and the team at LJ Hooker Cessnock today to arrange an inspection or discuss further development possibilities!

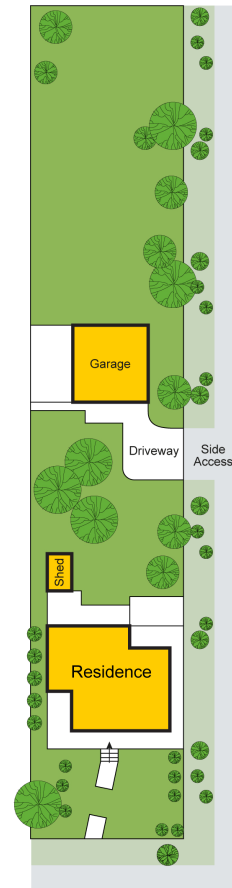
## More About this Property

Property ID	TVAF5N
Property Type	House
Land Area	1216 m2
Including	Air Conditioning Secure Parking Fully Fenced

**Bryce Gibson 0422 227 668**  
Selling Agent | Auctioneer | [bryce.gibson@ljhooker.com.au](mailto:bryce.gibson@ljhooker.com.au)

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Stephen St

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