



267 Maitland Road, Cessnock

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## Cessnock House + Granny Flat

Invest smart with this house and granny flat opportunity, moments to the Cessnock CBD.

The 2024 built granny flat coupled with a period style 3-bedroom home, all packaged up on a on a ample 574 m2 block zoned R3 medium density sqm.

Delivering a combined gross weekly return of \$980.00. A rare opportunity for investors looking for high-yielding rental income in a central Cessnock location.

### Main House

- Three large bedrooms with wardrobes
- Tidy kitchen with plenty of storage and bench space
- Bathroom + separate Laundry - Single carport
- Returning \$500 per week with an 8/5/26 expiry to the lease

### Granny Flat

- Two-bedroom with built in robes, built in 2024
- Kitchen with dishwasher
- Sleek, modern open plan layout with functional living
- Reverse cycle air conditioning, Gas hot water
- Off street parking - Returning \$480 per week with a 9/2/27 expiry to the lease

Council rates: \$2884 pa and Water Rates: \$2,292.00 pa in the last 12

**FOR SALE**  
\$969,000

**VIEW**  
By Appointment

### 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.



months

Combined gross weekly return: \$980 currently, this is instant cash flow with plenty of future growth.  
Don't wait opportunities like this don't last long. Contact listing agent Bryce Gibson on 0422 227 668 today to secure your inspection today.

### MORE DETAILS

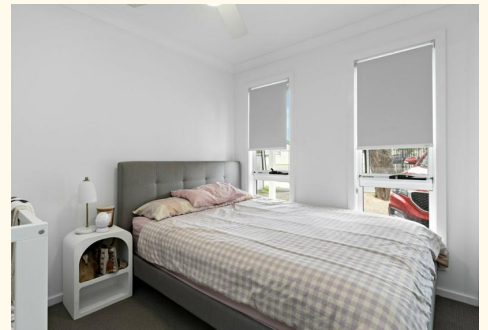
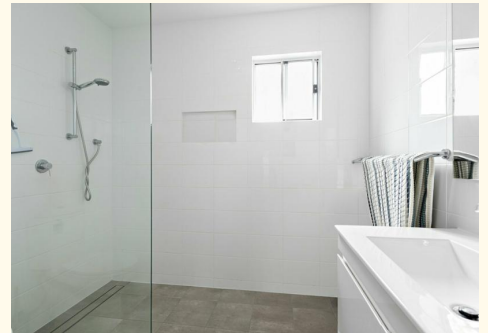
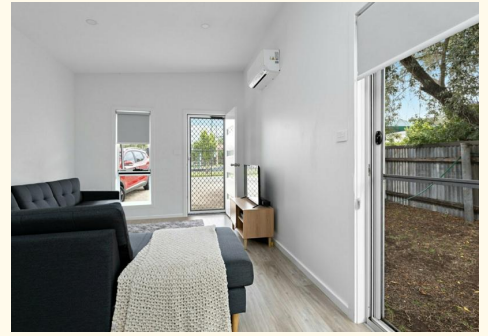
Property ID	1H2MF5N
Property Type	House
Land Area	574 m2
Including	Air Conditioning Toilets (1) Outdoor Entertaining Built-in-Robes Fully Fenced Water Tank

#### **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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**LJ Hooker**