



3 Mills Crescent, Cessnock

Come One, Come All!

The headline says it all! Whether you're entering the market for the first time, getting into the investment game or searching for an easy-care home to downsize into, this home delivers in a market that continues to attract strong buyer attention.

Inside, you'll find two generously sized bedrooms complemented by a spacious open plan living, dining and kitchen zone that forms the heart of the home. Adding further is the enclosed sunken lounge room/sunroom, creating an ideal second living area, children's retreat, home office or multipurpose space to suit your lifestyle.

Outside, the lengthy covered carport provides ample accommodation for vehicles while also doubling as a fantastic undercover entertaining area. A separate shed offers excellent storage, workshop space or the perfect spot for weekend projects, while the secure rear yard provides plenty of room for children, pets and outdoor enjoyment.

For investors, the property presents an attractive opportunity with an anticipated rental return of approximately \$530 per week, offering solid appeal in a region experiencing continued population growth and strong tenant demand.

Conveniently positioned just moments from Cessnock's town centre,

2 1 3

FOR SALE

\$650,000

VIEW

By Appointment

AGENTS

Todd Fisher
0438 592 920
tfisher.maitland@ljhooker.com.au

Ben Cotton
0434 638 822
bcotton.maitland@ljhooker.com.au

AGENCY

LJ Hooker Maitland
(02) 4933 5511

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.



you'll enjoy easy access to shopping, cafes, schools, medical facilities, sporting fields and everyday conveniences, while the renowned Hunter Valley Wine Country remains only a short drive away.

She's affordable, functional and packed with broad market appeal, this is an opportunity that truly caters to a wide range of buyers.

Proudly marketed by LJ Hooker Maitland, please call exclusive agents Todd Fisher 0438 592 920, Ben Cotton 0434 638 822 & Jack Fisher 0438 165 825 - 7 days for all inspections & further information.

All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

MORE DETAILS

Property ID	1F82F6H
Property Type	House
Land Area	624 m2
Including	Air Conditioning
	Toilets (2)
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport

Todd Fisher 0438 592 920

Salesperson | tfisher.maitland@ljhooker.com.au

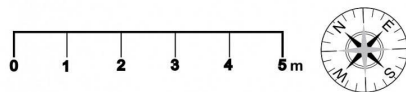
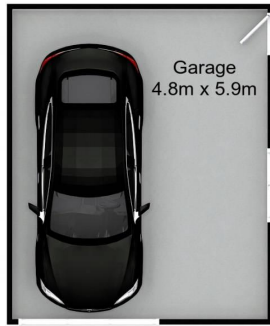
Ben Cotton 0434 638 822

Licensed Real Estate Agent & Auctioneer |
bcotton.maitland@ljhooker.com.au

LJ Hooker Maitland (02) 4933 5511

24 Ken Tubman Drive, MAITLAND NSW 2320
maitland.ljhooker.com.au | maitland@ljhooker.com.au





Site Plan
(Not to Scale)

3 Mills Cr, Cessnock

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 **LJ Hooker**
Maitland

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 **LJ Hooker**