



32 Garland Road, Cessnock

## Modern Brick & Tile Investment or First Home in Prime Cessnock Location

Nestled in a quiet, family-friendly street, this modern brick and tile residence presents an outstanding opportunity for investors and first-home buyers alike. Set on a low-maintenance 501sqm block and approximately 13 years old, the home combines practical living, contemporary comfort, and excellent rental returns in one attractive package.

Leased at \$530 per week (From July 2026), the property offers immediate income for investors while remaining an ideal future home for owner-occupiers seeking quality and convenience.

Inside, you'll find three generously sized bedrooms, including a master suite complete with private ensuite and WIR. The spacious open-plan living and dining area creates a welcoming hub for everyday living, while the well-appointed kitchen features ample bench space and storage to cater to busy households.

A double lock-up garage provides secure parking and additional storage, and the easy-care yard allows for relaxed, low-maintenance

3  2  2 

**FOR SALE**  
\$749,000

**VIEW**  
By Appointment

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

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

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

living.

Conveniently located close to local schools, shopping facilities, public transport, and just a short drive from the renowned Hunter Valley wine region, this property delivers both lifestyle appeal and long-term investment potential.

**Quick Facts:**

- 3 spacious bedrooms, including master with ensuite and WIR
- Two modern bathrooms (inc ensuite). Open-plan living and dining area
- Well-appointed kitchen with ample storage and bench space
- Double lock-up garage with internal access
- Low-maintenance 501sqm block. Convenient location close to schools, shops, and transport
- Leased at \$530 per week to a good long term tenant. Strong rental demand in a growing regional market

Whether you're expanding your investment portfolio or searching for your first home, this well-presented property represents exceptional value in one of Cessnock's most sought-after locations.

To take your next step into this property Contact listing agent Bryce Gibson 0422227668 or the team at LJ Hooker Cessnock 4050 6000 today.

**MORE DETAILS**

Property ID	11W1F5N
Property Type	House
House Size	180 m2
Land Area	505.1 m2
Including	Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage Water Tank

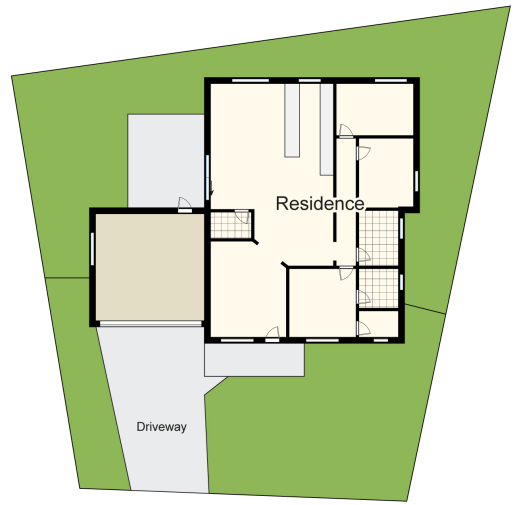
**Bryce Gibson 0422 227 668**

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

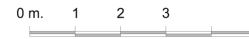
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