



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

Please Call

AGENTS

Bryce Gibson
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AGENCY

LJ Hooker Cessnock
(02) 4050 6000

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Interested parties must rely solely on their own enquiries.



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 |
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