

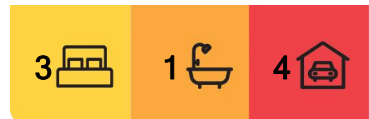
Cessnock, 36 Vernon Street

Ready, Set, Invest!

Introducing this charming property situated in the heart of Cessnock, welcome to 36 Vernon Street which is sure to impress first home buyers, investors, and families alike.

Boasting an ideal location, this three-bedroom, one-bathroom hardiplank home offers the perfect blend style and functionality with nothing to do. Perfectly positioned on a generous 582sqm block, this delightful abode provides ample space for parking, with a double garage + double carport.

Location is paramount and 36 Vernon Street certainly delivers in this regard. Positioned a mere 2km from the bustling Cessnock CBD, residents can enjoy easy access to a variety of shops, restaurants, and entertainment options. Families will also appreciate the proximity to local schools, with Cessnock High School just 800 meters away and Cessnock public only (find out)



For Sale
\$605,000

View
ljhooker.com.au/V4VF5N

Contact
Bryce Gibson
0422 227 668
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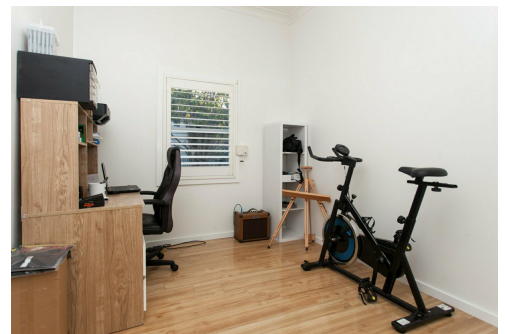
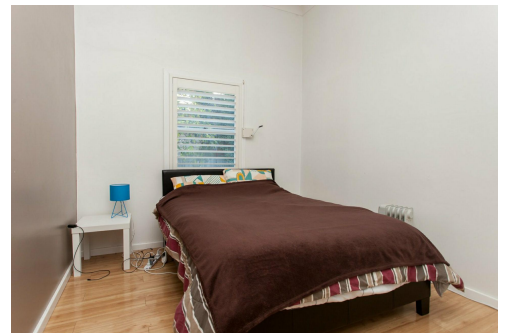
LJ Hooker Cessnock
(02) 4050 6000

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.

Property Quick Facts:

- 3 bed - 1 bath - 4 car - 582sqm - secure parking - close to public transport
- 2km from Cessnock CBD - 800m to Cessnock High School
- Currently returning \$460 per week - Current lease end date is 11th July 2024
- Council Rates \$1,744 pa approx - Hunter Water \$969pa approx

Don't miss your chance to secure this delightful piece of Cessnock real estate enquire today and start planning your move! Contact Bryce at (02) 4050 6000.



More About this Property

| | |
|----------------------|---|
| Property ID | V4VF5N |
| Property Type | House |
| Land Area | 582 m ² |
| Including | Air Conditioning Built-in-Robes Secure Parking Fully Fenced Remote Garage |

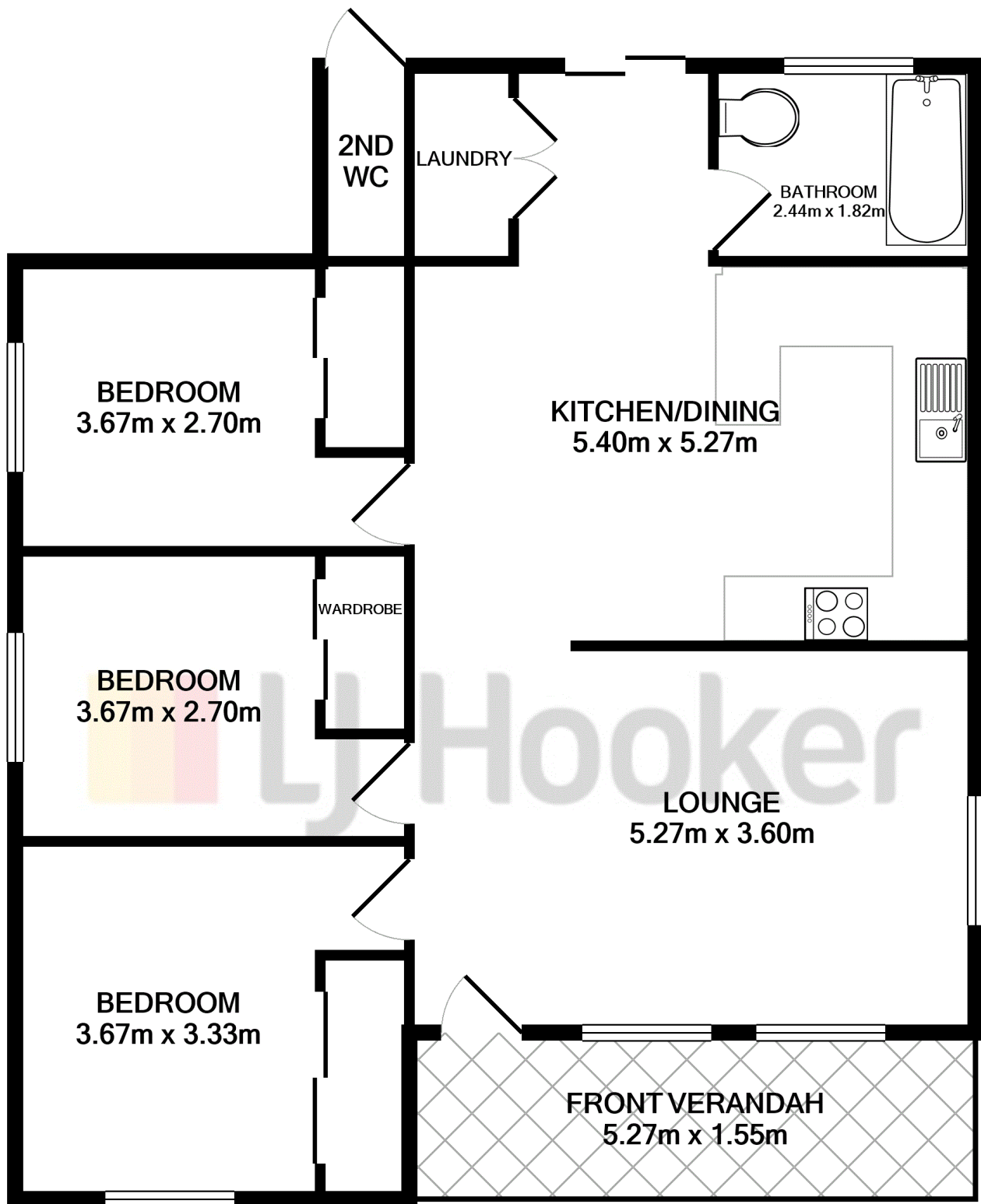
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TOTAL APPROX. FLOOR AREA 81.0 SQ.M. (872 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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