



Cessnock, 39 Gordon Avenue

UNDER CONTRACT

This charming three-bedroom home in the heart of Cessnock presents an excellent opportunity for savvy investors looking to capitalize on a growing suburb. With a generous land area of 1,012 sqm, this property offers ample space for potential development or renovation, making it a promising addition to your investment portfolio.

Property Overview:

Zoned R3 medium density, Two street frontages Gordon Ave and McFarlane St

Land Area: 1,012 sqm 20.1m frontage 50.2m depth

Existing house - Bedrooms: 3 - Bathroom: 1 - Garage: 2

Key Features:

- The home features a comfortable living room and a dining area that seamlessly connects to the kitchen, providing a welcoming environment for families.
- Functional Kitchen: Equipped with essential amenities, the kitchen is ready for your



For Sale
Please Call

View
ljhooker.com.au/1HPEF5N

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personal touch or upgrades that can enhance its appeal.

- Outdoor Space: The expansive backyard is perfect for entertaining, gardening, or future development, offering plenty of room for expansion or landscaping.

Nearby Schools:

- One of the standout features of this property is its proximity to quality educational institutions, making it an attractive option for families:
- Cessnock Primary School: Just a short 600m walk away, providing easy access for young children.
 - Cessnock High School: Located nearby, ensuring that older students have a convenient commute of 950m.
 - Childcare Centre: Perfect for families with younger children, fostering early education and care only 800m away.

Investment Potential:

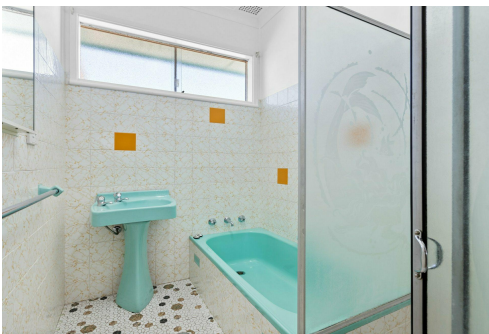
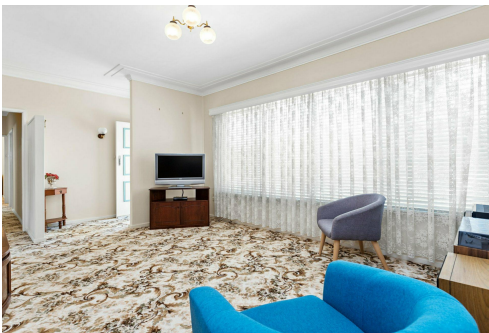
Cessnock is experiencing growth, making this property a strategic investment. The combination of a solid rental market and increasing demand for housing in the area positions this home as a lucrative opportunity for investors.

More About this Property

Property ID	1HPEF5N
Property Type	House
Land Area	1012 m2
Including	Air Conditioning Secure Parking Fully Fenced

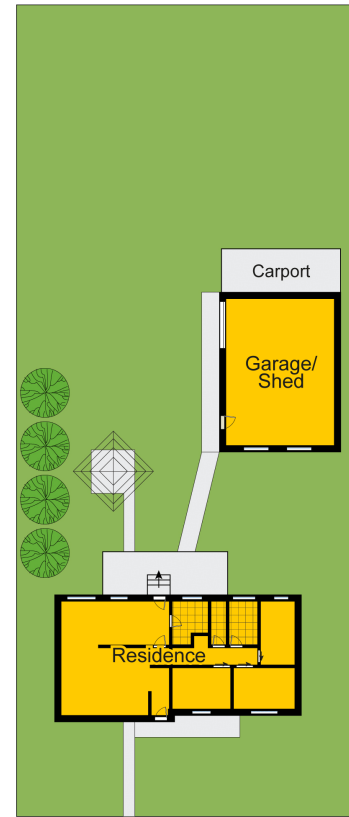
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