



## 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](http://ljhooker.com.au/1HPEF5N)

**Contact**  
**Bryce Gibson**  
0422 227 668  
[bryce.gibson@ljhooker.com.au](mailto:bryce.gibson@ljhooker.com.au)



**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.

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

<b>Property ID</b>	1HPEF5N
<b>Property Type</b>	House
<b>Land Area</b>	1012 m <sup>2</sup>
<b>Including</b>	Air Conditioning Secure Parking Fully Fenced

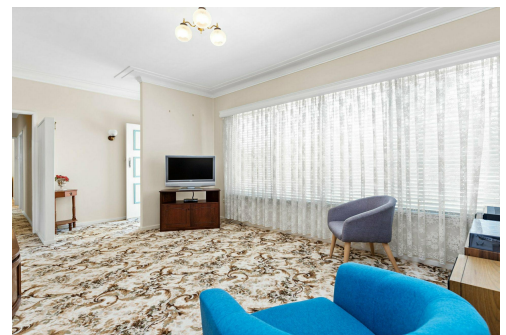
#### **Bryce Gibson 0422 227 668**

Principal & Selling Agent | [bryce.gibson@ljhooker.com.au](mailto:bryce.gibson@ljhooker.com.au)

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

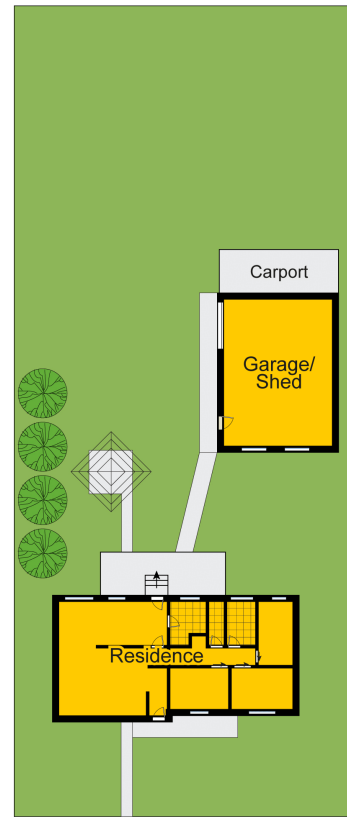
84 Vincent Street, CESSNOCK NSW 2325

[cessnock.ljhooker.com.au](http://cessnock.ljhooker.com.au) | [cessnock@ljhooker.com.au](mailto:cessnock@ljhooker.com.au)



**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.



**LJ Hooker** 39 Gordon Ave, Cessnock

