

## Cessnock, 48 & 48a Desmond Street

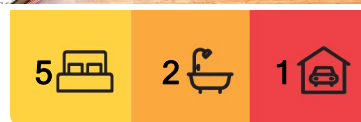
### Dual Income Opportunity in Prime Cessnock Location

Perfectly positioned in central Cessnock, comprising a well-maintained 3-bedroom home and a modern 2-bedroom granny flat (completed in 2023). Whether you're an investor expanding your portfolio or stepping into the market, this property offers the advantage of two rental incomes, one with an existing tenancy in place.

#### Main Residence

The main home is spacious and light-filled, offering:

- 3 generous bedrooms with built-in robes
- Stylishly renovated bathroom
- Bright and comfortable living space
- Air conditioning and heating in main living areas
- Ceiling fans throughout
- Fully fenced yard and garden shed



**For Sale**  
\$889,000

**View**  
By Appointment

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



**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 Cessnock**  
**(02) 4050 6000**



Currently leased at \$520 per week until January 2026.

Granny Flat (2023 Build)

Modern and thoughtfully designed, the granny flat includes:

- 2 well-proportioned bedrooms
- Combined bathroom/laundry
- Open-plan living and dining with modern kitchen
- Split system air conditioning
- Downlights throughout the main living area
- Single carport and patio/outdoor entertaining space

The granny flat is currently vacant.

Council Rates: \$667 approx. per quarter    Water Rates: \$219.76 approx. per quarter

Opportunities like this don't last long! Call Bryce Gibson on 0422 227 668 to book a inspection or request more info &mdash; your next smart investment is waiting.

More About this Property

Property ID	1HTMF5N
Property Type	House
Land Area	670.3 m2
Including	Air Conditioning Built-in-Robes Fully Fenced

**Bryce Gibson 0422 227 668**  
Selling Agent | Auctioneer | bryce.gibson@ljhooker.com.au

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