



5 Garland Road, Cessnock




High Yield Dual-Key Investment in the Growing Hunter Valley Region

Positioned in one of Cessnock's growing residential pockets, this modern dual occupancy property presents an exceptional opportunity for investors seeking strong rental returns, low-maintenance living, and long-term growth potential.

Only five years old, this well-designed property offers flexibility for investors with a spacious 3-bedroom residence alongside a separate 2-bedroom dwelling, creating an ideal dual income investment opportunity in the thriving Cessnock market.

Property Features:

- Modern dual occupancy property on a generous 600.4sqm block
- 3-bedroom, 2-bathroom, single garage residence
- Separate 2-bedroom, 1-bathroom dwelling with dedicated car space
- Contemporary kitchens with quality appliances and ample storage
- Low-maintenance private yards
- Conveniently located close to schools, shops, parks, and local amenities

5  3  1 

FOR SALE
\$1,040,000 - \$1,100,000

VIEW
By Appointment

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

AGENCY
LJ Hooker Cessnock
(02) 4050 6000

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**

Investment Highlights:

- 3-bedroom residence currently leased at \$560 per week until 11 August 2026
- 2-bedroom dwelling recently vacated with an estimated rental return of \$480 - \$500 per week
- Strong combined rental yield potential
- Flexible layout ideal for maximising rental income
- High demand location with continued population and infrastructure growth
- Council Rates: Approx. \$676 per quarter
- Water Rates: Approx. \$1,260 per annum

With strong rental demand, modern construction, and dual income potential, this is an outstanding opportunity to secure a quality investment property in the growing Cessnock region.

For further information or to arrange an inspection, contact listing agent Bryce Gibson at LJ Hooker Cessnock.

MORE DETAILS

Property ID	1J7PF5N
Property Type	House
Land Area	600.4 m2
Including	Air Conditioning Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Water Tank

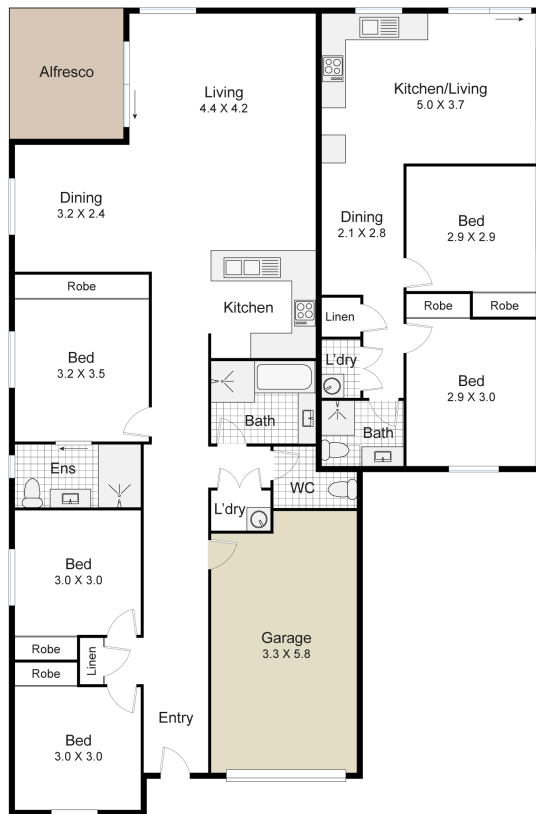
Bryce Gibson 0422 227 668

Sales Agent | Auctioneer | Valuer | Business Owner |
bryce.gibson@ljhooker.com.au

LJ Hooker Cessnock (02) 4050 6000

84 Vincent Street, CESSNOCK NSW 2325
cessnock.ljhooker.com.au | cessnock@ljhooker.com.au





LJ Hooker 5 Garland Road, Cessnock
Cessnock



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