



**Sold**



6 Aston Ave, Cessnock

## Premium Investment opportunity or First home

Positioned in the eastern pocket of Cessnock, this well-maintained brick and Colorbond residence presents an outstanding opportunity for investors seeking a modern, low-maintenance home with immediate income and long-term growth appeal.

Built in approximately 2016 and thoughtfully designed for comfort and functionality, the home offers four generous bedrooms with built-in robes, including a master suite with walk-in robe and ensuite. The interiors are recently painted and finished with tiled living areas and carpeted bedrooms, complemented by ducted air-conditioning, gas heating and cooking, and a well-appointed main bathroom with a separate toilet. Outdoor living is well catered for with a covered rear patio overlooking the securely fenced backyard, while additional features such as a double garage, workshop shed, water tank, and multiple off-street parking options add further practicality and value.

Set on a spacious 715sqm R2 Low Density block, the property enjoys a convenient location in East Cessnock, The property is approximately 2.5km to Cessnock CBD with cafes, shops and public transport. Around 700m to Cessnock East Public School, and approximately 2.3km to Cessnock High School remaining close to

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**FOR SALE**

Please Call

**AGENTS**

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**AGENCY**

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Interested parties must rely solely on their own enquiries.

**LJ Hooker**

everything needed for everyday living.

Property Quick Facts:

- Currently leased returning \$600 per week,
- 4 Bedroom Brick home with Built-in Robes and WIR
- Main Bathroom with separated toilet and Ensuite
- Double Garage and Workshop shed
- 715 Sqm Block with securely Fenced Backyard on R2 Low density
- Ducted Air-conditioning Throughout
- 9.9kw Solar panel system
- approximately 10 years old being Built in 2016
- Tiles throughout with Carpeted Bedrooms
- Gas heating and Cooking
- Council Rates \$2,230.00 approx. p.a.
- Water Rates \$1,232.16 approx. p.a.

For more information and to arrange your inspection of this Premium Property please contact Listing Agent Nathan Peters at LJ Hooker Cessnock today on 0466 636 990.

**MORE DETAILS**

Property ID	1J34F5N
Property Type	House
Land Area	715 m2
Including	Ensuite Air Conditioning Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Water Tank

**Nathan Peters 0466 636 990**

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