

## Cessnock, 7 Jeffries Street

Charming Cessnock Home, Charming Cessnock Location

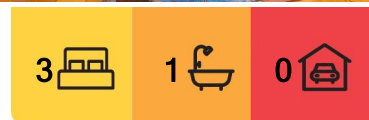
Unlock the potential of this charming 3-bedroom Edwardian style home, nestled in the heart of Cessnock! Perfectly positioned on a generous 809sqm block, this property offers ample space for growth and redevelopment, making it an ideal investment for savvy investors looking to capitalize on a tight real estate market.

### Key Features:

- 3 spacious bedrooms with carpet and ceiling fans, original polished floorboards
- 1 bathroom with separate toilet, offering convenience and comfort.
- Loads of original period features throughout
- Lounge room with timber floorboards, air conditioning and ceiling fan. - Original fireplace with ornate mantle
- Enclosed veranda, making perfect space for storage or study. - Recently painted externally
- Fully fenced yard.



**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.



**For Sale**  
\$599,000

**View**  
[l.jhooker.com.au/1H84F5N](https://l.jhooker.com.au/1H84F5N)

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

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



- Off-street parking available.
- Zoned R3 Medium density

The site is suitable for units or granny flat redevelopment STCA.

Council Rates: \$1,924 pa approx Water Rates: \$1,284.66 pa approx  
Current rental: \$360 per week (Market rent \$490-\$510 as is)

Enjoy easy access to:

- Healthcare: Walking distance to Cessnock Medicare Urgent Care Clinic.
- Education: Nearby TAFE, primary, and high schools, making it attractive for families.
- Shopping: A variety of shops and services only streets away, ensuring convenience for residents.

Properties like this don't stay on the market for long! Whether you're a seasoned investor or looking to dip your toes into real estate, this Cessnock gem is your opportunity to secure a valuable asset.

To take the next step in your property journey, please contact Bryce Gibson on 0422227668 for details.

## More About this Property

Property ID	1H84F5N
Property Type	House
Land Area	809 m2

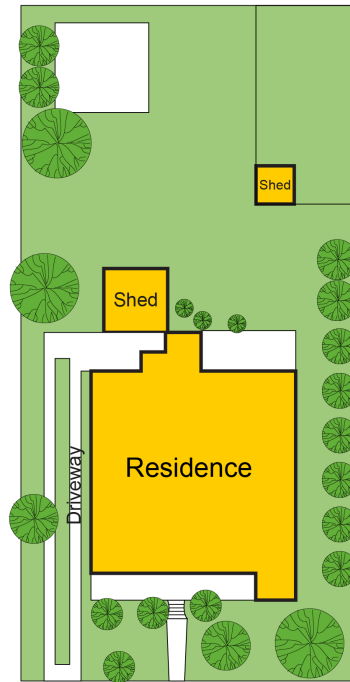
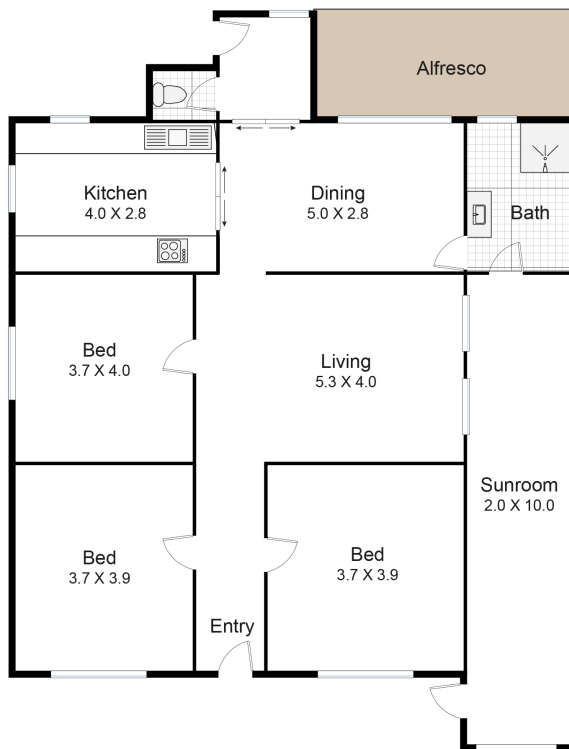
**Bryce Gibson 0422 227 668**  
Selling Agent | Auctioneer | [bryce.gibson@ljhooker.com.au](mailto:bryce.gibson@ljhooker.com.au)

**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)



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