

The Difference




SOLD BY

BRYCE GIBSON
0422 227 668

Sold



8 Miller Street, Cessnock

5  2  4 

Cessnock dual income investment opportunity

Perfectly positioned in central Cessnock, comprising a well-maintained 4-bedroom home and a modern 2-bedroom granny flat (completed in 2022). 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:

- 4 generous bedrooms, 2 with built-in robes
- Bright and comfortable living space
- Air conditioning and heating in main living areas
- Ceiling fans throughout
- Fully fenced yard, Double carport + Garage and workshop

Currently Owner Occupied but with Rental Potential of \$600 per week

Granny Flat (2022 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

FOR SALE

Please Call

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**

- living area
- Single carport and patio/outdoor entertaining space

The granny flat is currently rented for \$450 per week until 25/2/26

Council Rates: \$2668 per year Water Rates: \$1,368 approx. per year

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

MORE DETAILS

Property ID	1HXAF5N
Property Type	House
Land Area	746.1 m2
Including	Air Conditioning Built-in-Robes Secure Parking Fully Fenced

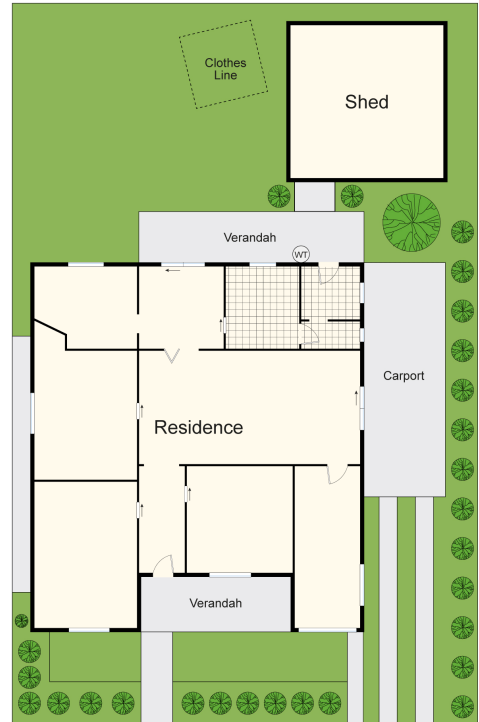
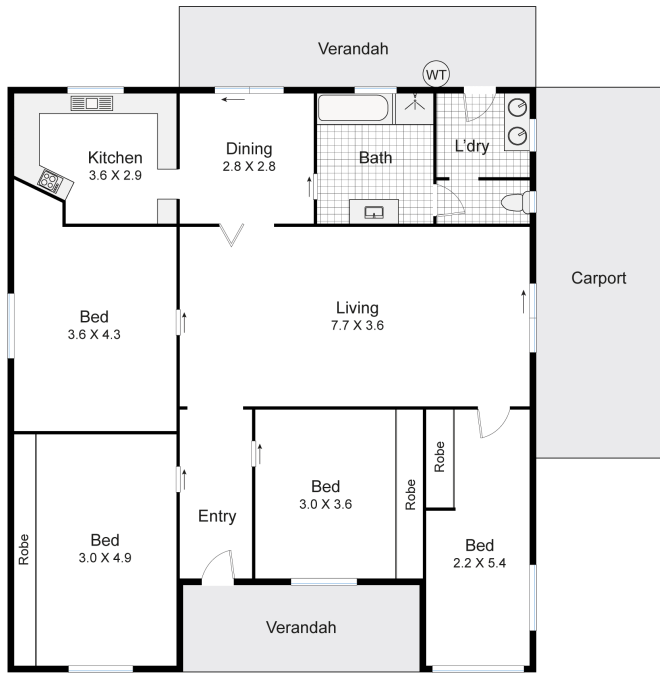
Bryce Gibson 0422 227 668

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

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Cessnock

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