

The Difference

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**Sold**






87 Allandale Road, Cessnock

## House & Granny Flat &ndash; Rare Investment or Family Opportunity

Step inside to a beautifully renovated Californian Bungalow offering timeless character, modern comfort, and the rare bonus of a fully self-contained granny flat . With dual-income potential, this property is ideal for families, investors, or first-home buyers looking to secure a flexible home in a prime location.

The main residence features three generously sized bedrooms, including a master with walk-in robe and ensuite. A well renovated main bathroom and kitchen with floor-to-ceiling tiles, plantation shutters, and split system air-conditioning add to the home's comfort. The heart of the home contains a large living space and second family room that flows to an expansive outdoor entertaining area complete with built-in Fridge, BBQ and sink &mdash; perfect for year-round gatherings. Out back, a sparkling inground fiberglass pool and low-maintenance yard with quality synthetic turf make living easy along with ramped disability access to the back yard.

The granny flat offers its own bedroom, bathroom, verandah, and combined kitchen lounge dining presenting an excellent opportunity to

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**FOR SALE**  
Please Call

### AGENTS

Nathan Peters  
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Bryce Gibson  
0422 227 668

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### AGENCY

LJ Hooker Cessnock  
(02) 4050 6000

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

increase the rental income, guest accommodation, or Large family living. Utilities shared with main residence (not separately metered).

Set on a large 812sqm block, the property also boasts a wide concrete driveway with ample parking, plus the rare advantage of on-street parking. Located just 800m from Cessnock Hospital, 190m to transport, and only 1.7km to the CBD.

#### Key Features:

- 3-bed, 2-bath main home + 1-bed, 1-bath granny flat
- Expansive outdoor entertaining & Inground pool
- Dual income or family flexibility
- Large 812sqm block, ample parking
- Separate laundry
- Solar panels
- Water Rates \$790.59 approx. p.a.
- Council Rates \$1,632 approx. p.a.

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

#### MORE DETAILS

Property ID	11CAF5N
Property Type	House
Land Area	812 m2
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Pool
	Deck
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced

#### Nathan Peters 0466 636 990

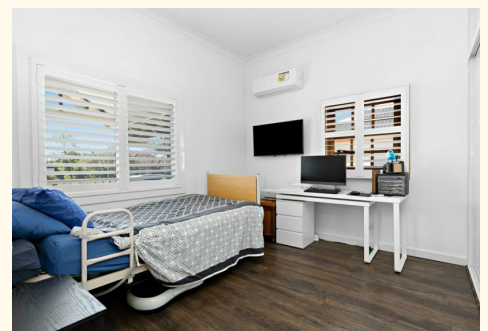
Sales Associate | [home.cessnock@ljhooker.com.au](mailto:home.cessnock@ljhooker.com.au)

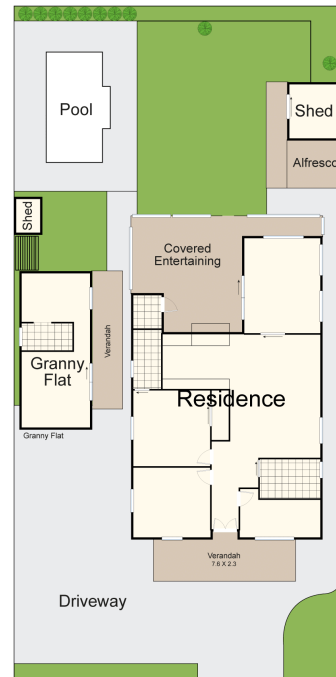
#### Bryce Gibson 0422 227 668

Sales Agent | Auctioneer | Valuer | Business Owner | [bryce.gibson@ljhooker.com.au](mailto:bryce.gibson@ljhooker.com.au)

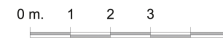
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