



1/24 Carroll Avenue, Cessnock

Invest, Nest or Downsize with Confidence!

Positioned within a complex of just three villas and only a short walk & drive to the shops, cafes, schooling and everyday conveniences of Vincent Street, this well maintained freestanding villa presents an exceptional opportunity for first home buyers, downsizers and investors seeking convenience and value.

Designed for easy, low maintenance living, the home offers two generous bedrooms, a spacious bathroom with separate bath and shower with ensuite style access to the main bedroom, and a light-filled open plan living and dining area. The modern kitchen is well-equipped with stainless steel appliances, including a dishwasher, while air conditioning, ceiling fans and a gas heating point ensure year-round comfort.

Adding further practicality is a second toilet located within the internal laundry, while outside, a private and secure courtyard provides the perfect space to unwind, entertain guests or enjoy a touch of gardening without the upkeep of a larger yard.

Complete with a covered carport and set within a privately managed strata complex of only three homes, this is a rare opportunity to

2 1 1

FOR SALE
\$490,000 to \$510,000

VIEW
Sat 13th Jun @ 12:30PM - 1:00PM

AGENTS
Todd Fisher
0438 592 920
tfisher.maitland@ljhooker.com.au

Ben Cotton
0434 638 822
bcotton.maitland@ljhooker.com.au

AGENCY
LJ Hooker Maitland
(02) 4933 5511

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

secure an affordable property in one of Cessnock's most convenient locations.

Currently tenanted through to late July 2026 at \$420.

This is a fantastic option wither way you look at it, and we look forward to your enquiry today!

Proudly marketed by LJ Hooker Maitland, please call exclusive agents Todd Fisher 0438 592 920, Ben Cotton 0434 638 822 or Jack Fisher 04- 7 days for all inspections & further information.

All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

MORE DETAILS

| | |
|---------------|---|
| Property ID | 1F84F6H |
| Property Type | Unit |
| Including | Air Conditioning Toilets (2) Built-in-Robes Close to Schools Close to Shops Close to Transport |

Todd Fisher 0438 592 920

Salesperson | tfisher.maitland@ljhooker.com.au

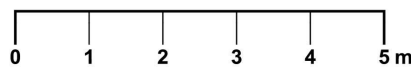
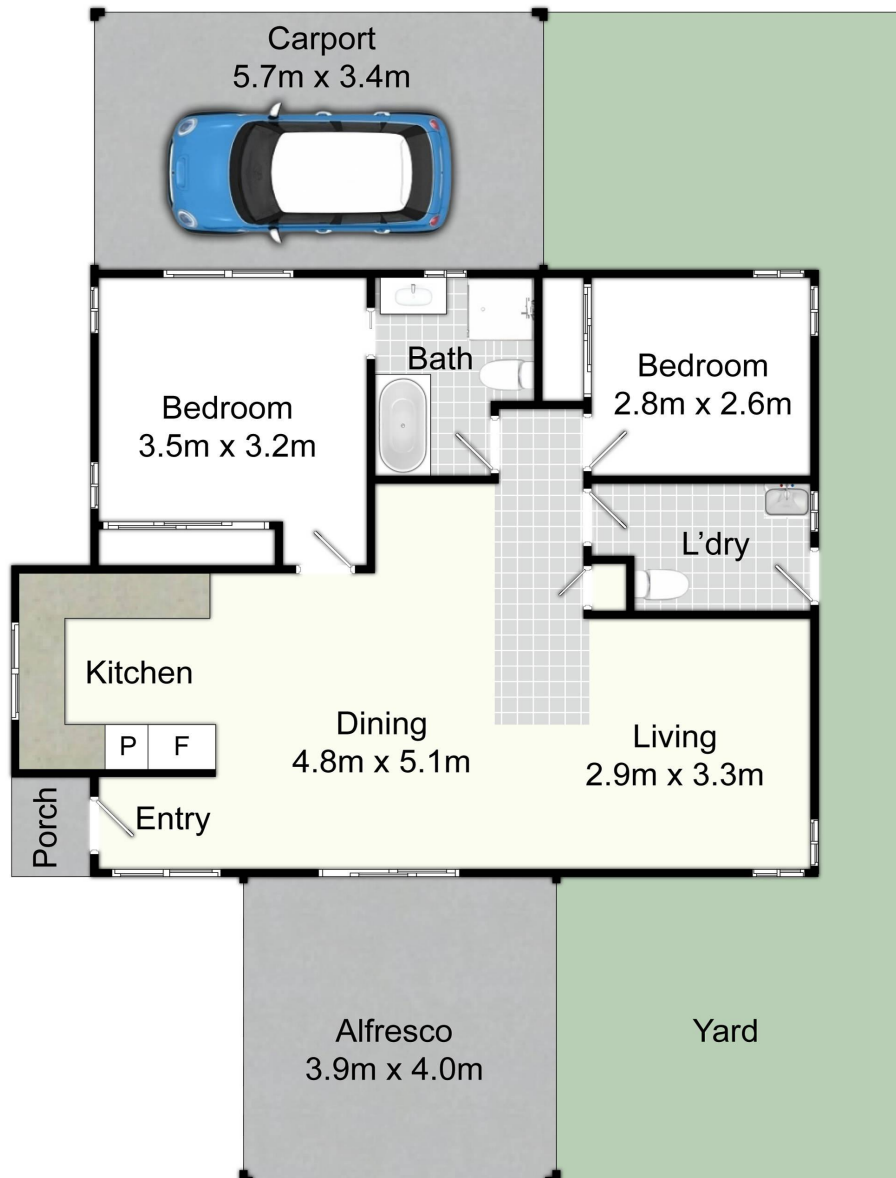
Ben Cotton 0434 638 822

Licensed Real Estate Agent & Auctioneer |
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