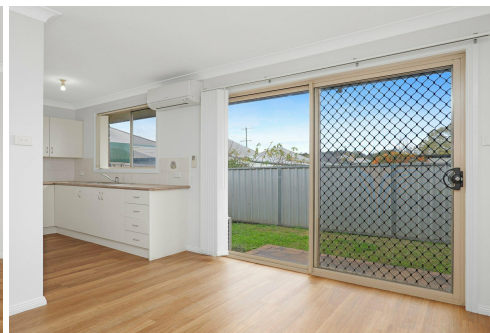




## Cessnock, Unit 2/48a McGrane Street

### Modern 2-Bed Unit in Cessnock's Desirable Location!

Looking to downsize or for a great investment opportunity? Your search ends here! Unit 2/48a McGrane Street, Cessnock is the perfect choice for you.

This neat and tidy brick and tile unit features two bedrooms, main bedroom with additional air conditioning, both rooms with built-in robes, full internal paint and new floor coverings throughout.

The bathroom offers both a separate bath and shower.

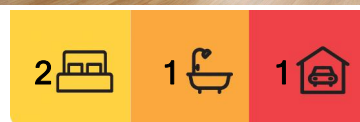
Relax and unwind in the spacious open and combined kitchen, dining, living area complete with reverse cycle air-conditioning.

To top it off this well located unit has a single lock-up garage as well as a fully fenced front court yard for added space and enjoyment.

Property quick facts:



**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**  
\$429,000

**View**  
[ljhooker.com.au/UC9F5N](http://ljhooker.com.au/UC9F5N)

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

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

- 2 beds, 1 bath and 1 garage - 750m to the Cessnock CBD
- NEW paint throughout (internally) - NEW floor coverings
- Market Rent \$420-\$430 per week + water usage
- Council Rates: \$1693 pa - Strata Levies: \$2912 pa - Water Rates: \$909 pa (approx)

Don't miss this fantastic opportunity! Contact us today to schedule a viewing and make this incredible unit yours.

## More About this Property

|               |                  |
|---------------|------------------|
| Property ID   | UC9F5N           |
| Property Type | Unit             |
| House Size    | 99 m²            |
| Land Area     | 213 m²           |
| Including     | Air Conditioning |

**Bryce Gibson 0422 227 668**  
Principal & Selling Agent | [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)



**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.

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