

The Difference




**SOLD BY**

**GIBSON  
07 668**

**Sold**



59 Boundary Street, Kurri Kurri

5  2  1 

## Double income investment

Invest smart with this fully renovated three-bedroom home plus a modern two-bedroom granny flat (built 2024) on a spacious 841 sqm block—delivering a combined gross weekly return of \$970. A rare opportunity for investors looking for high-yield rental income in a hot Kurri Kurri location.

### Main House

- Three large bedrooms with wardrobes
- Tidy kitchen with plenty of storage and bench space
- Bathroom and Laundry combined
- High ceilings, timber floors and air conditioning
- Returning \$500 per week

### Granny Flat

- Two-bedroom with built in robes, built in 2024
- Kitchen with dishwasher
- Sleek, modern open plan layout with functional living
- Reverse cycle air conditioning, Gas hot water
- Off street parking + carport
- Returning \$470 per week

Council rates: \$2,717.51pa and Water Rates: \$2695 pa in the last 12 months

### FOR SALE

Please Call

### AGENTS

Bryce Gibson  
0422 227 668  
bryce.gibson@ljhooker.com.au

### AGENCY

LJ Hooker Cessnock  
(02) 4050 6000

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 **LJ Hooker**

Combined gross weekly return: \$970 currently, this is instant cash flow.

Directly across the road from sporting and aquatic facilities, 1.4 km to Kurri Kurri CBD &dash; close to schools, shops, and transport.

This is more than a property, it's a dual-income investment powerhouse in a sought-after location. Don't wait opportunities like this don't last long. Contact listing agent Bryce Gibson on 0422 227 668 today to secure your inspection today.

## MORE DETAILS

Property ID	1HZXF5N
Property Type	House
Land Area	841 m2

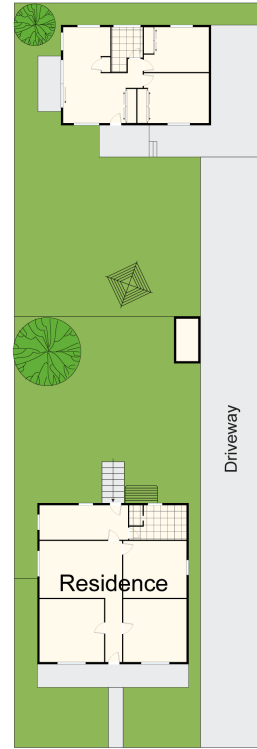
### **Bryce Gibson 0422 227 668**

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

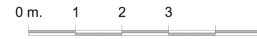
### **LJ Hooker Cessnock (02) 4050 6000**

84 Vincent Street, CESSNOCK NSW 2325  
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**LJ Hooker** 59 Boundary St, Cessnock  
Cessnock



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