



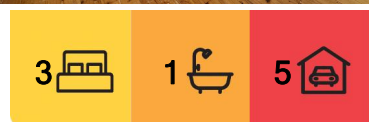
## Minmi, 40 Woodford Street

Renovate or Detonate!

Bring the tool belt, or bring the BOOM - whichever of the two you decide, you'll want to act fast to secure this cracking opportunity!

A fantastic opportunity presents itself to secure this modest property with possible re-development opportunities (STCA) in one of the very best up & coming suburbs, Minmi. Located within only minutes from local shopping & schooling, and the larger hub of Fletcher only around the corner, allowing for an ease of access to Newcastle & the Hunter Expressway - this one is hard to look past!

Internally offering 3 good size bedrooms & a seperate, large living room, the property overall lends itself well to renovation and improvement, however it is more than liveable in its current condition. The property flows well, all running from the main hallway through to the kitchen & offset dining area. Toward the rear, there is also an attached sunroom or secondary living/rumpus for the kids. Externally the home is positioned on a large 770 sqm



**For Sale**  
\$660,000

**View**  
[ljhooker.com.au/1DJ4F6H](http://ljhooker.com.au/1DJ4F6H)

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[tfisher.maitland@ljhooker.com.au](mailto:tfisher.maitland@ljhooker.com.au)  
**Ben Cotton**  
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**LJ Hooker Maitland**  
**(02) 4933 5511**

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block which benefits from the huge & powered triple length garage.

The site itself is bolstered by its R2 Low Density zoning, meaning a possible redevelopment of the site may be on the table (STCA). Truly an offering with untapped potential, ideal for first home buyers looking for something to knuckle into OR savvy investors looking for growth in one NSW property hot spots.

Proudly marketed by LJ Hooker Maitland, please call Todd Fisher 0438 592 920 or Ben Cotton 0434 638 822 for all inspections & further details.

## More About this Property

<b>Property ID</b>	1DJ4F6H
<b>Property Type</b>	House
<b>Land Area</b>	770 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (1) Built-in-Robes Close to Schools Close to Shops Close to Transport

### Todd Fisher 0438 592 920

Principal/Licensee in Charge | [tfisher.maitland@ljhooker.com.au](mailto:tfisher.maitland@ljhooker.com.au)

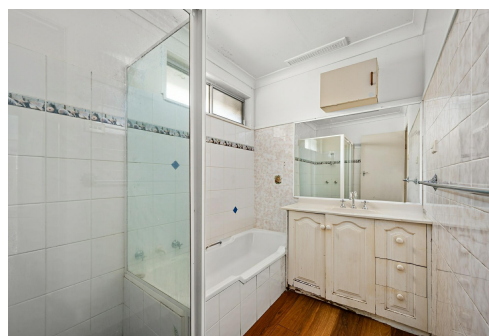
### Ben Cotton 0434 638 822

Licensed Real Estate Agent & Auctioneer | [bcotton.maitland@ljhooker.com.au](mailto:bcotton.maitland@ljhooker.com.au)

### LJ Hooker Maitland (02) 4933 5511

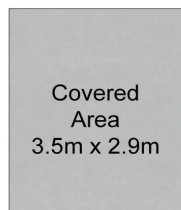
24 Ken Tubman Drive, MAITLAND NSW 2320

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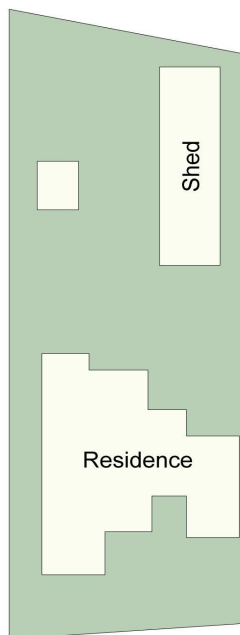


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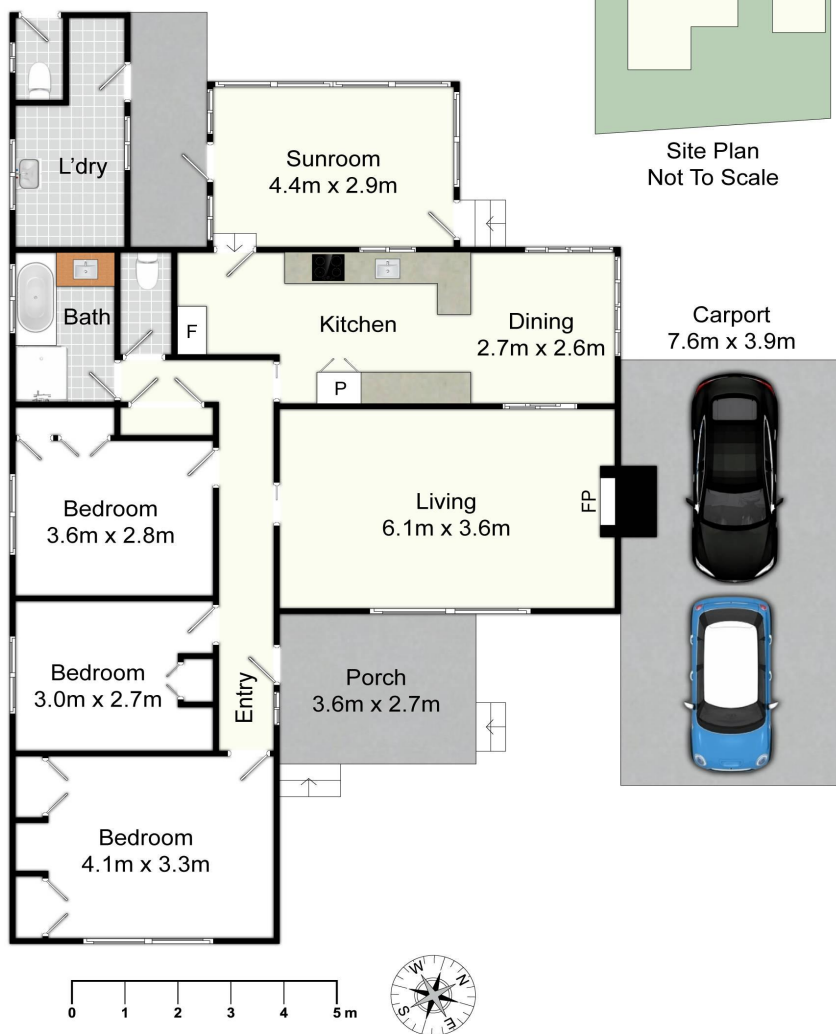
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(Not In Position)



Site Plan  
Not To Scale



(Not In Position)

40 Woodford St, Minmi

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**LJ Hooker**  
Maitland

**LJ Hooker**

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