

1-3/18 Fairview Place, Cessnock, NSW 2325



Sold Block Of Units

Wednesday, 27 September 2023

1-3/18 Fairview Place, Cessnock, NSW 2325

Bedrooms: 9

Bathrooms: 6

Parkings: 6

Type: Block Of Units



Ben Cotton
0249335511

\$1,550,000

Once more, the Team at LJ Hooker Maitland are thrilled to present a unique opportunity for your consideration to secure one, two, or maybe even three beautifully finished three-bedroom, two-bathroom brick and colorbond homes! These villas would appeal to a diverse range of buyers, be that homeowners, investors or downsizers - these freestanding properties come with strata titles but operate without a strata manager (currently self-managed). Each of these inviting homes boasts three bedrooms, two bathrooms, and an open-plan living, kitchen, and dining area. Modern kitchen and bathroom fittings promise convenience and low-maintenance living, making life all the more enjoyable. Additionally, each home comes with its own fenced backyard and secure lockable double garage. Currently, all the homes are leased to fantastic tenants, one of whom who has just extended their leases for another 12 months. Alternatively, vacant possession can be arranged on the remaining two if necessary, with rental increases all ready to kick in, in the coming weeks ahead. Cessnock, is a thriving hub of activity & considered the heart of the Hunter Valley Wine Country, offering an ideal setting with easy access to major professional and lifestyle services. Whether you're commuting to the Upper Hunter Valley or Newcastle via the Hunter Expressway or enjoying local amenities, you'll find everything you need right at your doorstep. Now, all that's left to do is decide which one, or all three, suits your preferences! Here's a snapshot of the available villas: Villa 1: 3 bedrooms, 2 bathrooms, 2-car garage, currently returning \$420 per week. Forecasted rental increase of \$500pw. Currently out of lease. Villa 2: 3 bedrooms, 2 bathrooms, 2-car garage, returning \$420 per week - going to \$500 23/9 - leased until Sept. 2024. Villa 3: 3 bedrooms, 2 bathrooms, 2-car garage, returning \$400 per week - going to \$500 in Nov. Currently out of lease. Featuring spacious floorplans, generously sized bedrooms, and a standout location, these homes are expected to attract significant interest. Act quickly to secure your chance! Contact Todd Fisher at 0438 592 920 or Ben Cotton at 0434 638 822 for inspections and further information. Proudly brought to you by LJ Hooker Maitland. Council rates approximate \$4,000 per annum, and water rates approximate \$2,200 per annum.