

# 10 Melaleuca Way, Cessnock, NSW 2325



## Duplex/Semi-detached For Sale

Wednesday, 12 June 2024

10 Melaleuca Way, Cessnock, NSW 2325

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 450 m2**

**Type:**

**Duplex/Semi-detached**



Vicky Lozano

0402051180

## Market Preview

Investment Opportunity! Dual Occupancy 4+2 Bedroom Homes Dual Investment Opportunity or live in one and rent the other. Recently built in 2023, offering two residences on one title, this meticulously designed ready for the savvy investors. UNIT 1- 4 spacious bedrooms with built-in robes and fans – The master bedroom offers an en-suite, walk-in robe, and air conditioning conveniently set at the rear of the property. Spacious kitchen with quality appliances and stone benchtops with plenty of cupboard space. Main bathroom with separate shower and bath and a full sized laundry. A large open-planned tiled dining/lounge that includes air conditioning and opens to an alfresco and private backyard. Internal access single car remote garage UNIT 2- Thoughtfully designed with two bedrooms, one bathroom and a euro style laundry, and an open plan living area, kitchen with quality appliances gas cooktop and stone benchtops with plenty of cupboard space and remote lock-up garage. Both properties have independent entries, ensuring privacy and robust rental yields for savvy investors. This property offers convenience to amenities like schools, parks, and shopping centres. Cessnock City Council is set to invest approximately \$75.3 million on roads, drains, bridges, community facilities and other capital works projects across the local government area in the next financial year. Don't miss this opportunity for financial security in a flourishing real estate market. Contact us today for a private viewing. Features: Unit 1 • 4 Bedrooms, 2 Bathrooms (Ensuite to Main) • Open Plan Living, Dining, and Kitchen Area • Split system Air Conditioning • Private Yard with Undercover Alfresco • Separate Internal Laundry, Secure Lock-up Garage with internal access. Unit 2: • 2 Bedrooms, 1 Bathroom • Open Plan Living, Dining, and Kitchen Area • Dishwasher, Split System A/C • Internal Laundry, Private and Secure Yard Council Rates: \$ 1900 pa Water: \$ 818.69 pa Schools/ Transport/ shops:- Mount View High School 0.73km- Bellbird Public School 3.23km- Cessnock West Public School 1.93km- Alesco Senior College - Cessnock Campus 2.61km- Nulkaba Public School 3.09km- Bellbird Public School 3.23km Contact Vicky 0402051180 for further information or to book an inspection. DISCLAIMER – Photographs and other images may show fixtures, fittings or finishes that are artists impression. The information detailed above is provided by our vendors and as a result, the agent makes no representations as to its accuracy. Interested parties are encouraged to conduct their own due diligence in relation to every property they consider purchasing. All photographs, maps and images are representative and for marketing purposes only.