

**139 Melbourne Street, Aberdare, NSW 2325**

**McGrath**

**House For Sale**

Wednesday, 28 February 2024

139 Melbourne Street, Aberdare, NSW 2325

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1012 m2**

**Type: House**



Chilli Bromage  
0240381300



Chelsea Burns  
0240381300

**\$620,000 - \$670,000**

Offering a stellar quarter acre corner block close to town with a neat and tidy home perfectly set to the front, this is an ideal investment with endless opportunities. Boasting great development potential with an existing home to provide an immediate income.- Three spacious bedrooms, multiple living areas- Versatile floorplan with terrific potential- Fully fenced, north facing 1,014m<sup>2</sup> block- Dual street frontages plus rear lane access- Ideal for subdivision, dual occupancy or a granny flat STCA- Opportunity to lease the residence while developing the block- Quiet yet convenient locale with bushland vistas- Less than 5 minutes' drive to main street and shopping centres- 12 minutes to Hunter Valley cellar doors- Water rates \$256pq, council rates \$473pq, potential rent \$440 P/W