

269 Wollombi Road, Bellbird Heights, NSW 2325



House For Sale

Friday, 26 January 2024

269 Wollombi Road, Bellbird Heights, NSW 2325

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 816 m2

Type: House



Todd Fisher
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\$689,000 to \$719,000

Offering a unique dual income real estate opportunity with potential rent return of \$44,000 p.a, all within a few clicks of the thriving CBD of Cessnock! LJ Hooker Maitland are proud to present this very special offering, which could be well suited to a large family seeking space for the whole family, or for the savvy investor looking for solid returns across the board. The brief, a great 3-bedroom family style home at the front of the block, and a modern 2 bedroom, Council Approved granny flat at the rear with solid potential returns. Main Residence: Charming 3-Bedroom Home Step into the main residence, a fantastic property that grown over time to suit the family's needs, currently offering 3-bedrooms, and 2 separate living areas plus undercover alfresco. The net as a pin kitchen offers ample bench & storage spaces, and the bedrooms are generously sized, ensuring comfort and privacy for everyone in the family. We would see this property returning a weekly rental in the vicinity of \$450 pw. Granny Flat: 2 Bedroom fully self-contained! A fully approved, 2 bedroom 1 bathroom contemporary granny flat. This modern gem offers a well-designed open plan living space, complete with a generous eat-in kitchen & dining space. The main bedroom offers built in storage & we see this as an excellent opportunity for a separate rental income with a potential rental income of up to \$400 p/w. The possibilities are endless! Positioned centrally to Cessnock & the surround suburbs, providing an easy walk or short commute to the city centre, shops, supermarkets, transport & all other local amenities. This property enjoys the best of both worlds a peaceful neighbourhood feel, combined with the convenience of being close to everything. You'll find yourself within easy reach of external benefits, with access to the Hunter expressway a few minutes away allowing access to Newcastle in 30 minutes. Proudly marketed by LJ Hooker Maitland, please call exclusive agents Todd Fisher 0438 592 920 or Ben Cotton 0434 638 822 - 7 days for all inspections & further information. All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries