

**52 Kline Street, Weston, NSW 2326**



**House For Sale**

Tuesday, 12 March 2024

52 Kline Street, Weston, NSW 2326

**Bedrooms: 2**

**Bathrooms: 1**

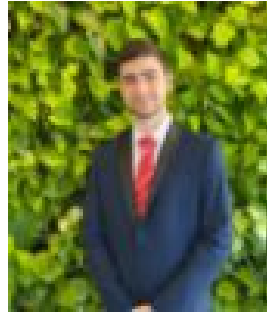
**Parkings: 2**

**Area: 809 m2**

**Type: House**



Bryce Gibson  
0240506000



Nathan Peters  
0466636990

**\$469,000**

52 Kline Street, Weston is a great "First Home" with plenty of room to expand. The perfect place for those who are happy to invest a little bit of time and effort to really make their dreams come true. On offer is a 2 bedroom weatherboard and tile home which has air-conditioning a neat kitchen and bathroom plus a single lock up garage and set on 809sqm approx. fully fenced block. This expansive R2 Low density corner block offers ample space for unit development or the addition of a granny flat enhancing the property's value and appeal, subject to council approval. This could cater to the growing demand for compact living spaces or serve as an additional revenue stream for investors. This great property is set in a handy location in Weston, only 3.1kms to the Hunter Expressway, 3.7kms to the Kurri Kurri CBD. Property Quick facts: -2 bedroom older style home - Single garage- R2 Low Density Residential - 809sqm approx.- fully fenced block - neat kitchen and bathroom - 3.7km to Kurri Kurri CBD - 3.1km to Hunter Expy - Council rates \$1,358.04pa approx. - Water Rates \$437.49pa approx. For more information and to arrange your inspection of this beautiful property please contact Bryce Gibson, Nathan Peters or Adelle McConville at LJ Hooker Cessnock today on 02 4050 6000.