

17 Hunter Avenue, Cessnock, NSW 2325



House For Sale

Sunday, 23 June 2024

17 Hunter Avenue, Cessnock, NSW 2325

Bedrooms: 6

Bathrooms: 2

Parkings: 2

Type: House



Kane Howe

0447822605

\$815,000 - \$895,000

17 Hunter Avenue is a rare opportunity in the heart of Cessnock waiting for any savvy home purchasers out there. If you're looking for a home to live in and a way to help supplement the mortgage repayments, Or you're looking for a strong investment to add to your portfolio. This one should be on your radar. Cessnock has seen drastic growth in the last growth cycle and is predicted to continue to do so. With the population predicted to grow as NBN reported it is the second largest growing LGA in the state of NSW. The staggering number of 112,000 is predicted to be the population by 2041. This can give great confidence that there is a strong demand in the Cessnock and Hunter Valley region. The front house is a 4 bedroom 1 bathroom cosy home featuring a modern kitchen and bathroom, indoor laundry and a large yard area for the kids to run around in. This home is appraised at \$550 per week in rent. The granny flat is no ordinary granny flat, with the planning certificate dated 30/05/2024 This masterpiece is brand new and currently rented for \$450 per week. With its drive-in-side access and an oversized carport to fit extremely tall vehicles, There are ample parking spaces without needing to use the street. On the interior, there are high-raked ceilings, exposed wooden beams, high-quality appliances and a full-sized kitchen including an island bench. The bedrooms each contain built-in wardrobes and the bathroom and laundry have been separated to maximize the use of space. This luxury living granny flat will provide a high quality of living for any lucky person being able to call this home. The property is situated within arms' reach of local amenities including shopping malls, Cafés, hospitals, schools and public ovals. Location includes: 1.1km to Cessnock Shopping Mall 700m to Harold Lett field 1.2km to TAFE NSW Cessnock 2.6km to Turner Park 1.0km to Cessnock West Public School 1.5km To Mountain View High School 1.1km to Cessnock Hospital Disclaimer The information contained herein has been provided by our Principal and third parties, which we merely pass on without any representation or warranty given, intended, or implied by us as to its correctness and with no liability accepted by us in this regard. You must rely upon your own inquiries as to its accuracy or otherwise.