



131 Caledonia Street Kearsley, NSW

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### Add-value to this original home

A land size of approx. 527sqm paired with a fantastic lifestyle location make this purchase instantly appealing to the home builder or renovator seeking a dwelling that's ripe for transformation. Presented in original condition with a 3-bedroom layout, this is a stand-out opportunity for anyone wanting to add significant value in a thriving suburb on the fringe of Cessnock's CBD.

**Price:** \$230,000  
**Council Rates:** \$374.00 p/q



**Matt Clarkson**

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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The site plan and floor plan are not to scale, measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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