



7 Church Street Cessnock, NSW

3 1 2

### Immediate comfort, undeniable potential

A CBD location and B4 zoning delivers various opportunities for investors or developers and assures ready-made family comfort with excellent scope to add value across its versatile floorplan and large landholding. Modern living zones, stylish kitchen and near-new roof are amongst the highlights, with another living area perfectly suited to a fourth bedroom + ensuite transformation.

**Price:** \$435,000  
**Council Rates:** \$440.00 p/q



**Matt Clarkson**

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SITE PLAN



(NOT IN POSITION)



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.



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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stonerealestate.com.au

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