



9 Gordon Avenue Cessnock, NSW

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### An excellent earner or family home

Exuding charm, this renovated single level residence reflects casual comfort with modern finishes - offering double bedrooms, a character rich living area, separate dining space and entertainer's patio. Positioned in a popular street 10-minutes from Hunter Valley Wine Country, it is currently used as an Airbnb with excellent returns and forward bookings if required.

**Price:** \$347,000  
**Council Rates:** \$410.00 p/q



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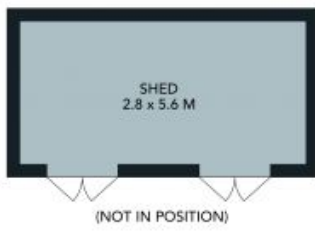
The floor plan is not to scale, measurements are indicative and in metric. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely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

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SITE PLAN



The site plan and floor plan are not to scale, measurements are indicative and in meters. Shades and lines are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.



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STONE