



1 Francis Street Cessnock, NSW

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### An opportunity of pure potential

A tidy cottage set to the side of a rare 809sqm corner parcel with R3 medium density zoning, this package certainly screams development potential. Located in a quiet pocket of Cessnock West, this opportunity comes with a long-term tenant happy to stay on, giving you a solid income while making plans to subdivide, develop or add a granny flat complete with its own street access.

Price: \$315,000



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SITE PLAN



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. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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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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