



14 Carroll Avenue Cessnock, NSW

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### Modern simplicity on a large block

A mix of casual style and modern simplicity is the constant theme running through this single level home. Set on a level block and filled with an abundance of natural light, its easycare layout comprises 3 bedrooms, 2 bathrooms and separate living and dining areas. Alfresco decks, dual carports and a double garage ensure it provides a very exciting opportunity for all. For those seeking a quality investment property this parcel also offers R3 Medium Density and lends itself to a multitude of uses.

**Price:** \$390,000



**Matthew Clarkson**

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The floor plan is not to scale, measurements are indicative and in meters. 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



(NOT IN POSITION)



The site plan and floor plan are not to scale; measurements are indicative and in metres. 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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