



115 Cessnock Road Abermain, NSW 3  1  1

### A golden opportunity to increase value

Blessed with abundant scope, this loveable and livable three-bedroom home delivers the perfect start to property ownership, offers renovators a great opportunity to flip, or presents a ready-made option for investors. Featuring solid bones and a single layout, it rests on a beautiful and deep garden block steps to local shops and 600m from the Holy Spirit Infants School.

- Classically designed home boasting a large secure yard with established trees
- Original interiors are immediately liveable, but begging for transformation
- Updated kitchen, separate living and dining areas, practical bathroom
- Three double bedrooms, two open directly out to a wrapped verandah
- Freestanding lock-up garage with attached shed, both generous in size
- Timber floorboards under carpet, mud room, split-system air-con
- Walk to local shops, 5-minutes' drive to the centre of Kurri Kurri

Price: \$360,000



**Debra Ford**

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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.

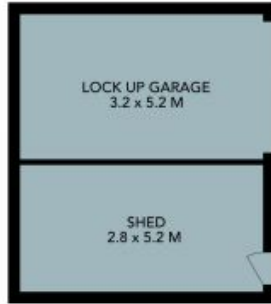


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SITE PLAN



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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