



87 Wollombi Road Cessnock, NSW

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Dream first-home, development potential

An outstanding opportunity with future appeal, this 809sqm block in Cessnock West ticks ALL the boxes for development. Zoned R3 medium density and boasting a flawlessly renovated home sitting tight in the front left-hand side, there's plenty of space for a duplex or granny flat STCA. Rare and lucrative, development sites of this nature don't last long, so be quick to inspect.

- Level block with a hardiplank home and room for a duplex or granny flat
- Currently rented at \$380 per week with increase due to commence in July
- One-storey three bedroom layout with a top-to-toe modern renovation
- Gas cooktop, dishwasher, built/walk-in wardrobes and air-conditioning
- Current owners have a concept plan for a granny flat, available if required
- Steps to Cessnock West shops, 1.6km to Cessnock's town centre

Price: \$530,000



Michael Hurley

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The floor plan is not to scale, measurements are indicative and in metres. Color elements are not to position. 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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