



101 Cessnock Road Abermain, NSW 3  1  2

### Potential plus!

Located just 5km to Hunter expressway and offering side road access this 809sqm (approx) block offers a ton of potential and will likely appeal to the savvy investor or purchaser with vision. The very tidy 3 bedroom home and double shed are ready for the right buyer to add their touch.

**Price:** \$525,000  
**Council Rates:** \$427.00 p/q



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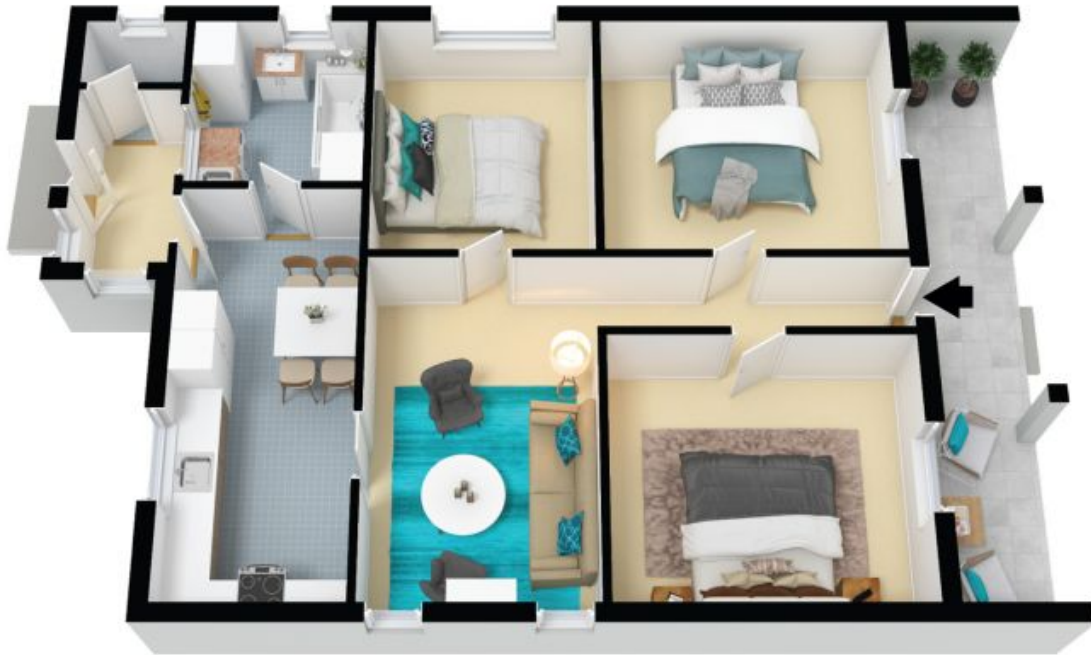


Site Plan



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.