



21 McGrane Street Cessnock, NSW



### Magnificent mountain views with additional DA

This elegantly updated four bedroom home located on the highly revered Hospital Hill offers all the beauty of elevated living with close proximity to cafes and shopping. Ducted air, double sized bedrooms and superb mountain views await. Just 1km to Cessnock CBD and Cessnock West Primary School ? at the gateway to Hunter Valley vineyards. Additionally, this 737sqm elevated R3 Medium Density corner block holds a current DA approval to build a 2nd dwelling.

- Turnkey tidy home on a 737sqm corner block with DA for a second dwelling
- Superb mountain views in the esteemed Hospital Hill area
- Ducted air with 2 living areas and dining adjacent to kitchen
- Four double bedrooms ? 3 with built ins and ceiling fans, 1 with S/S air con
- Laundry with 2nd shower and toilet
- Single garage with storage space
- Rear yard is a blank canvas to develop or add the dream shed
- 1km to both Cessnock West Primary School and Cessnock caf?/shopping precinct

Price: \$680,000 - \$700,000



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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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STONE



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