



4 Daniel Street Cessnock, NSW

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## Rare Development Opportunity With Renovated Charming Cottage

This near level 809 sqm R3 Medium Density block boasts a charming 2 bedroom cottage and presents as the perfect opportunity to create the dual income you have been waiting for.

**Price:** \$320,000 - \$339,000

There are 2 current DA's on the property that do not require the existing cottage to be removed and includes:

- A) Two x 2 bedroom, 1 bathroom, 1 garage units
- OR
- B) 1 x 3 bedroom, 2 bathroom, 2 garage home

Features of the existing charmingly renovated cottage include:

- Renovated 2 bedroom home
- Currently leased at \$275 per week to an exceptional tenant who wishes to remain whether

**Michael Hurley**

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**Matt Clarkson**

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TOTAL LAND AREA : 809 SQM  
TOTAL LIVING AREA : 79 SQM

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.



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