



7 Church Street Cessnock, NSW

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### Immediate comfort, undeniable potential

A CBD location and B4 zoning delivers various opportunities for investors or developers and assures ready-made family comfort with excellent scope to add value across its versatile floorplan and large landholding. Modern living zones, stylish kitchen and near-new roof are amongst the highlights, with another living area perfectly suited to a fourth bedroom + ensuite transformation.

- Sweet weatherboard and iron home resting behind a charming white picket fence
- Ultra-modern island kitchen with gas hob, stainless steel oven and dishwasher
- 3 open living areas with the third compatible for a luxe master suite conversion

**Price:** \$435,000

**Council Rates:** \$440.00 p/q

**Matt Clarkson**

0456 791 524

**Michael Hurley**

0491 012 003



SITE PLAN



(NOT IN POSITION)



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.

7 Church Street, Cessnock  
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