



18 Yilgarn Avenue Cessnock, NSW



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### Flexibility reigns in this dual-occupancy property

This immaculate home will satisfy a wide range of lifestyle needs. Large families will love the flexibility of the self-contained flat, as will investors seeking a dual income return, or buyers wanting to live in the home and rent the flat. Situated on an approx. 809sqm block and positioned just 1.2km to the CBD, it's central to all essentials and services.

- Spacious 4-bedroom family home finished in a modern colour scheme
- Open plan family/dining, casual meals area & breakfast bar, formal lounge
- Large kitchen finished with servery window plus stainless steel oven and dishwasher
- Two bathrooms, ceiling fans and split system air conditioning throughout

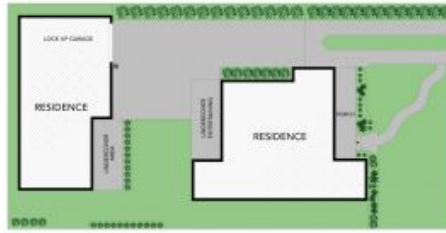
**Price:** \$435,000 - \$465,000

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SITE PLAN



The site plan and floor plan are not to scale, measurements are indicative and in meters. Shades and lines 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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