



131 Caledonia Street Kearsley, NSW

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### Private Inspections Only

Featuring an easy-care, low maintenance block paired with a fantastic lifestyle location make this purchase instantly appealing for investors. Presented crisply throughout with a 3-bedroom layout, this is a stand-out opportunity for its new owner and positioned in a thriving suburb on the fringe of Cessnock's CBD offering easy access to Leggetts Drive, Kurri Kurri, Newcastle and the M1 Motorway. Current rental income \$360pw with tenant in lease until 2022.

**Price:** \$450,000

- The cottage is set upon a near level block with prized side-lane access
- New eat-in kitchen with breakfast bar and all electric cooking
- 3 bedrooms plus large central living room opening to the side yard

**Matthew Clarkson**

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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.



131 Caledonia Street, Kearsley  
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