



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.

- 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

**Price:** \$450,000

**Matthew Clarkson**

0456 791 524



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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