



46 Ferguson Street Cessnock, NSW



2



1

### Plenty of potential ? character cottage on 658sqm

Currently rented at \$320 pw and with scope to add a granny flat (STCA), this lovely character cottage has plenty of potential and will appeal to savvy investors, 1st home buyers and downsizers wanting to enter the dynamic Cessnock market. Just blocks from the town centre, cafes and shops, this 2 bedroom cottage offers an updated bathroom, light filled living areas and fully fenced backyard.

**Price:** \$540,000

- Currently renting at \$320 per week- scope to add a granny flat, rear lane access
- Cottage facade with front porch, extensive established shrubs and footpath
- Living room with ceiling fan, dining with s/s air & ceiling fan

**Michael Hurley**

0491 012 003

**Matthew Clarkson**

0456 791 524



Site Plan



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. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.