



4 Yilgarn Avenue Cessnock, NSW

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### Perfect for first-home buyers or develop with R3 Medium Density Zoning

Boasting a warm and welcoming interior, wrapped in greenery and pleasantly laid out, this fantastic two-bedroom home is a perfectly equipped for the first-home buyer, young family or developers with its large block and R3 Medium Density zoning. It is located conveniently close to Cessnock East Public School, as well as nearby parks and the Cessnock town centre.

The property sets a pleasant tone with gorgeous green gardens and sizable yards both front and back, with the larger backyard appreciating plenty of privacy, shaded sitting spots, and a detached garage.

Both bedrooms are generously sized and feature wall-spanning built-in wardrobes, whilst the large, central kitchen is particularly breathable and well-appointed with plenty of cabi

**Price:** \$540,000

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



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