



49 Ferguson Street Cessnock, NSW

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## Dual income investment - Tenanted & ready to perform

If you're looking for a solid investment with immediate return and future upside, this dual-income property is well worth your attention. Set on one title and already tenanted, it delivers two established income streams with a simple, proven setup. Bringing in a combined annual rental income of \$37,440, the property already offers a solid return from established tenancies.

Originally a single home, the property has been divided into two self-contained units under the one roofline. Each unit offers its own kitchen, bathroom and living area, creating a practical layout suited to long-term tenants and consistent occupancy. Both units have been updated where it counts, with new flooring and refreshed interiors throughout, keeping maintenance low while still appealing to the rental market. The layouts are functional and easy to manage, making it an ideal "set and forget" style investment. Outside, the property continues to offer value with a large backyard providing scope to further improve or add

**Price:** \$690,000 - \$750,000

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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.