

Unit 1/35 Rawson St, Aberdare, NSW 2325

Sold - \$249,000

Unit 2  1  1 



## Investment Opportunity Awaits

This modern 2 bedroom home is located in the very sought after area of Aberdare and wont last long. This brick and tile duplex features 2 bedrooms, both fitted with built-in robes, open plan kitchen and living area with ample amount of storage, bathroom, and lounge room with air-conditioning that opens onto your very own private courtyard with a low maintenance lawn. The external features a remote garage with internal access. The property is conveniently located close to the local primary and high school, local sporting fields and in walking distance to the Cessnock CBD.

### Open for Inspection

By Appointment.

Summary of this homes features;

- 2 bedrooms fitted with built in robes, open plan kitchen & living area.
- Bathroom, lounge room, courtyard, remote garage with internal access.
- Currently returning \$290 per week, Strata Rates \$325 pq.
- Council rates \$282 pq (Approx) Water rates \$287 pq (Approx).

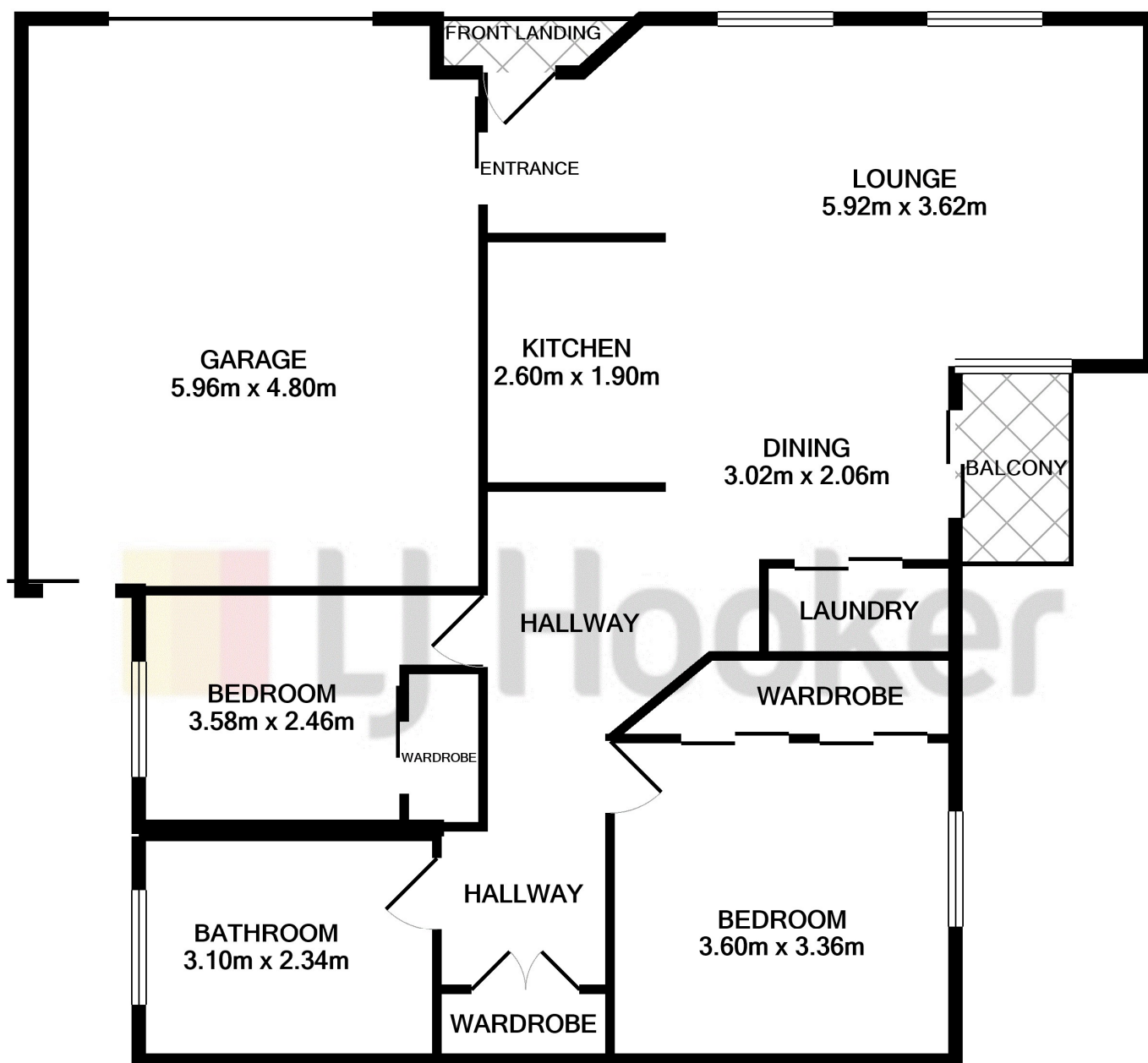
To find out more about this amazing duplex please feel free to contact Bryce Gibson on 0422227668.

### Listed By

Bryce Gibson  
Phone: (02) 4990 5333  
Mobile: 0422 227 668



## Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2020