

**Unit 3/49 Rawson St, Aberdare, NSW 2325**

**Sold - 11/06/2021**

Unit 2  1  1 



## Low Maintenance Living

Are you looking for an investment to buy or looking to downsize? If the answer is "Yes" then this unit is the perfect opportunity. A practical layout and located within an intimate complex of only 3 others.

**Open for Inspection**

By Appointment.

This unit offers:

- 2 good sized bedrooms with built in robes - Spacious open plan lounge/dining
- Modern, neat & serviceable kitchen offering loads of storage space
- Reverse cycle air conditioning for comfort - Modern bathroom with separate shower
- Single lock up garage with internal access and laundry - Rear generous courtyard with small patio area
- A Good Long term tenant paying \$275 per week
- COUNCIL RATES: \$309.02 pq - WATER RATES: \$325.67 avg per bill cycle – STRATA RATES: \$919pa

This all but maintenance free and well-presented unit is only 480m from Cessnock High School, 608m to the Turner park sporting complex and Less then 2km into the Cessnock CBD.

For details on the next step to buy this great opportunity please contact Bryce Gibson and the team at LJ Hooker.

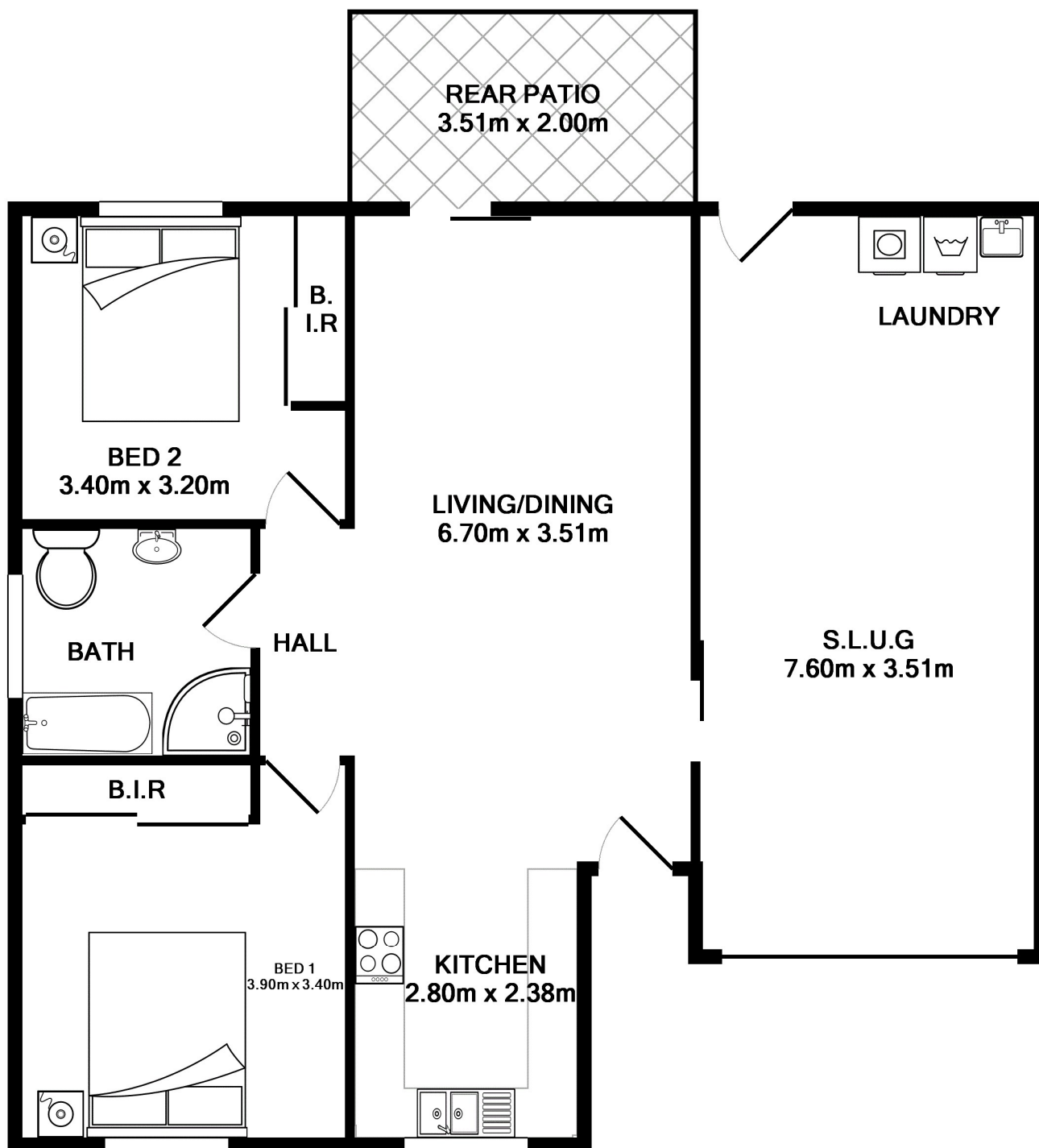
### Listed By

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## Floorplan



**TOTAL APPROX. FLOOR AREA 89.2 SQ.M. (960 SQ.FT.)**

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

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