



## RENOVATED 5 BED COTTAGE WITH STORAGE SHEDS



5



2



2

## 43 Melbourne Street, Abermain

Sold for \$630,000 (Sep 30, 2024)

Situated on a large 908m2 corner block within walking distance to local schools, parks and shops, this recently renovated 5 bedroom home presents a lucrative opportunity for the astute investor!

Offering a rare double income stream, the property boasts a current rental return of \$805 per week with a DA approved for subdivision.

The stylishly renovated cottage features a calming neutral colour palette, sleek contemporary bathrooms and a classic modern kitchen, whilst retaining heritage features for character and ambience.

Outdoors, the property has substantial shedding to the rear of the backyard along with rear lane access for extra convenience. Separately fenced off from the main house, the sheds are currently rented out for \$250 per week.

Positioned just 6 minutes from the Hunter Expressway and metres from a host of local amenities including Abermain Public School, Bowling Club, public transport, and local bakery & takeaway. With high potential earnings in one of the Hunter's prime growth areas, this is a rare investment opportunity not to be missed for your portfolio.

**Property ID:** L26167430

**Property Type:** House

**Garages:** 2

**Land Area:** 908.0 sqm

**Carolyn Wallis-Tomlins**

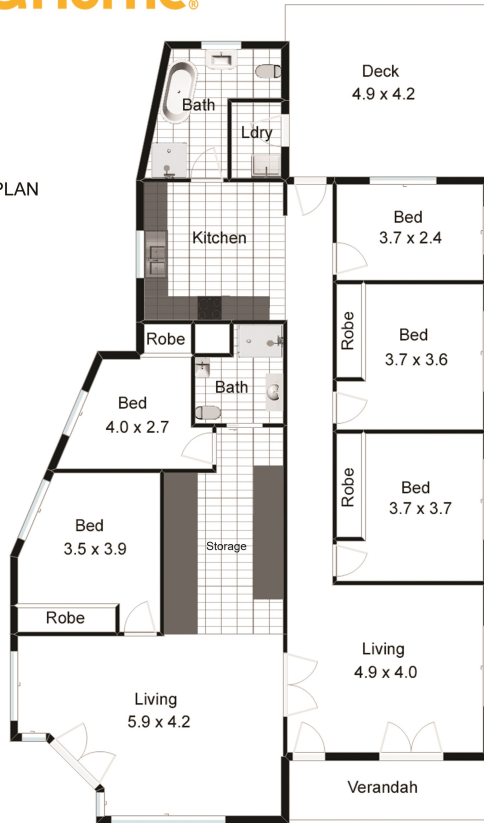
0488 061 192

carolyn.wallistomlins@kurri.rh.com.au

- Fully renovated 5 bedroom cottage
- Large corner 908m2 block with side and rear lane access
- DA approved for subdivision
- Brand new flooring, fixtures & paintwork throughout
- Classic modern kitchen equipped with stainless steel appliances & dishwasher
- Five well sized bedrooms, most appointed with built-in robes
- Elegant modern bathrooms with quality tiling
- 2 x split system A/C
- LED downlights throughout
- Outdoor entertaining deck
- Multiple sheds to rear yard, separately fenced
- Located across the road from local parklands
- Walk to Abermain Public School, Abermain Bowling Club, public transport, local bakery & takeaway shops
- 6 minute drive to Hunter Expressway
- Cottage currently leased \$555 per week
- Rear sheds leased separately for \$250 per week

Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

FLOOR PLAN



**IMPORTANT INFORMATION**

Dimensions & Areas are a guide and approximate only  
Direction of North is an Indication Only

43 Melbourne St Abermain

SITE PLAN (not to scale)

