



# FOR SALE

## DUAL OCCUPANCY ON ONE TITLE | STRONG RENTAL RETURNS | CESSNOCK NSW

18 Riparian Drive, Cessnock NSW

Smart Investment. Two Residences. One Title.

An outstanding opportunity for property investors seeking strong, reliable dual income or flexible dual-living arrangements. Built in 2023, this modern dual-occupancy property delivers two fully self-contained residences on one title, each with separate access and private outdoor space. Designed for maximum rental appeal and low ongoing maintenance, this is a turnkey investment in a high-demand location.

Residence 1 – Spacious Family Home (3 Bed | 2 Bath | 1 Garage)

- Three generous bedrooms all with built-in robes and ceiling fans/light combo
- Private master suite with ensuite, walk-in robe
- Contemporary kitchen featuring stone benchtops, gas cooktop & quality appliances.
- Light-filled open-plan living and dining flowing to alfresco and private yard.
- Main bathroom with separate shower and bathtub
- Single lock-up garage with internal access
- \* Single split-system air conditioning unit to main living room and master bedroom

Residence 2 – Low-Maintenance Secondary Dwelling (2 Bed | 1 Bath | 1 Garage)

- Two well-sized bedrooms all with built-in wardrobes and ceiling fans/ light combo
- Open-plan kitchen, living and dining.
- \* Single split-system air conditioning unit to main living room and master bedroom
- Modern kitchen with stone benchtops, gas cooking & quality appliances
- Euro-style laundry
- Private courtyard and separate single lock-up garage

Investment Highlights

- Dual-income potential from two fully independent dwellings
- Separate entries ensuring privacy for tenants.
- Near-new construction with modern finishes and minimal upkeep
- Ideal for investors, SMSFs, or owner-occupiers seeking to offset their mortgage.
- Strong tenant demand driven by proximity to schools, parks, and local amenities.

Key Financials

- Council Rates: \$2,586 per annum

5 BED | 3 BATH | 2 CAR

PRICE:

New to Market

OPEN FOR INSPECTION:

N/A



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PRIMARY DWELLING

SECONDARY DWELLING

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.