

**1-8/3 Ross Street, Wollongong, NSW 2500**

molenaar + mcneice

**Sold Block Of Units**

Wednesday, 10 April 2024

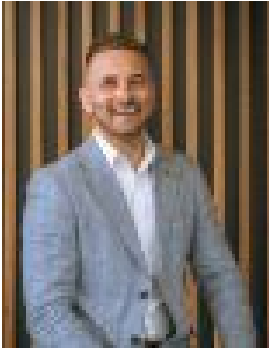
1-8/3 Ross Street, Wollongong, NSW 2500

**Bedrooms: 10**

**Bathrooms: 8**

**Area: 670 m2**

**Type: Block Of Units**



Danny Peterson  
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**\$2,425,000**

potential | investment | locationSet within close proximity to Wollongong CBD, this block of 8 strata title units presents a rare opportunity in a central location. Overlooking and adjoining the iconic Wollongong Golf Course and City beach, this ideally situated property presents significant investment potential, or knockdown and build your dream home on this premium parcel. With current estimated return of \$135,000 pa, there is significant scope for further modernisation and improvement to further increase. Residents will enjoy stunning views and a fresh ocean breeze, all whilst enjoying a central city lifestyle. Embrace this opportunity to own an entire block of units in a coveted pocket of Wollongong.what you will love...> 8 separate units, 6 x 1 bedroom and 2 x 2 bedroom> level land for those looking to build their dream home> block dimensions 12.19 x 44.07 x 32.05 x 29.36m> 3 units owner occupied, 5 units currently with tenants in place> suited to builders, renovation groups and companies to add to portfolio> investment potential with estimated \$130,000 rental income pa> enjoy a desirable city lifestyle within a prime location> a stone's throw away from the sands of Wollongong city beach > experience picturesque views of the ocean and Wollongong Golf Course> short distance from popular cafes, restaurants and bars in the city> council = 1 bedroom avg \$1382 pa, 2 bedroom ave \$1492 pa> water = \$688 per unit, total land size = 670 sqm Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our vendors, and as such, molenaar x mcneice makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.