

# 125 Kembla Street, Wollongong, NSW 2500

## House For Sale

Friday, 3 May 2024

125 Kembla Street, Wollongong, NSW 2500

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



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## Price Guide \$1,400,000 - \$1,500,000

Set on a huge allotment within strolling distance of the CBD and Wollongong's stunning beaches, this inviting period home is set to ignite the imaginations of renovators and developers with a vision for the future. LOCATION Set in one of Wollongong's most tightly held and coveted locations, this home offers a second-to-none lifestyle. Walk to Wollongong City Beach and Coniston Dog Beach in 11 minutes (approx.) and to Wollongong Beach in 12 minutes (approx.), or enjoy a day on the green at Wollongong Golf Club, a ten-minute walk from home (approx.). The excitement of the city centre awaits within easy walking distance, placing every convenience, great shopping, and diverse dining at your fingertips. Woolworths is just an eight-minute walk away (approx.), while a short walk will deliver you to the Wollongong Art Gallery to soak up some culture or to WIN Stadium to catch a game. Families will enjoy easy school mornings ahead, with Coniston Public School and Keira High School both a short drive from home, while walking distance proximity to Wollongong Station promises an easy weekend getaway or commute to Sydney. PROPERTY Set on a huge allotment, this charming period home presents an incredible opportunity for renovators and developers ready to bring their big vision to life. Light-filled interiors accentuated by stunning timber floorboards and high ceilings are kept comfortable by ducted heating and cooling, offering a spacious, move-in-ready retreat with exciting potential for further renovation. The huge garden allows plenty of space to extend (STCA) with room left over to create a lush garden oasis with superb outdoor entertaining spaces and play areas for the kids. Alternatively, execute a multi-dwelling development (STCA) to maximise your investment and capitalise on this unbeatable lifestyle location. Three bedrooms include a stunning master with a built-in robe and beautiful bay window and are served by a centrally positioned bathroom, while interconnected living zones create a free-flowing hub for quality time together. The generous sunroom is perfect for use as a light-filled home office, large living and dining areas invite you to relax and entertain, and the updated kitchen offers an inviting place to whip up family meals, with timber benchtops adorning sleek white cabinetry. A large laundry completes the floor plan, while outside a covered patio allows for easy alfresco dining and entertaining with views of the expansive garden. LIFESTYLE Build your future in a superb inner-city position where beaches, the CBD, and lifestyle attractions await within easy walking distance. In this incredible location, opportunities like this are becoming increasingly rare – don't miss your chance to come and see the potential for yourself! Call today to arrange a viewing.