

# 2 Colleen Grove, Wollongong, NSW 2500

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## House For Sale

Wednesday, 20 December 2023

2 Colleen Grove, Wollongong, NSW 2500

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 556 m<sup>2</sup>**

**Type: House**



Jeff Scholtens

## **Auction Guide: \$980,000**

Online auction – 6pm January 25th 2023 unless sold prior. 2 Colleen Grove Wollongong has been tightly held by the family for many years. This attractive and immaculate property must regretfully now be sold. This delightful home is located on the border of Wollongong and Mangerton. Enjoy the well-maintained reserve across the road with bus stop and a lovely all-year-round sunny outlook. The home is in a highly desirable area, conveniently close to town – well within walking distance. Move straight in, with nothing else to do apart from add your own personal touch. The home features open-plan living with a generous entertainer's balcony and prominent outlook with nice views. There are 3 bedrooms including the downstairs guest bedroom or teenagers retreat. Enjoy the level, child-friendly yard and large garage with internal access. The garage is ideal for the tradesman, handyman or hobbyist with a high ceiling and roller doors – the perfect workshop or parking for an extra 2 cars. This original, well-kept, well-loved and well-built home would suit a tradie, caravan owner, first home buyer or anyone else simply looking for a nice, convenient lifestyle. Inspections are by appointment, including some days over the holiday break. To arrange your private viewing of 2 Colleen Grove Wollongong at the most convenient time, please call Jeff Scholtens on 0412 423 223 or [jeff@jvresidential.com.au](mailto:jeff@jvresidential.com.au). Land size – 556 m<sup>2</sup> | Land Rates – \$529.74 per quarter | Water Rates – \$155.46 per quarter