

# 2 Nimbin Street, Russell Vale, NSW 2517

molenaar + mcneice

## House For Sale

Wednesday, 8 November 2023

2 Nimbin Street, Russell Vale, NSW 2517

**Bedrooms: 3**

**Bathrooms: 1**

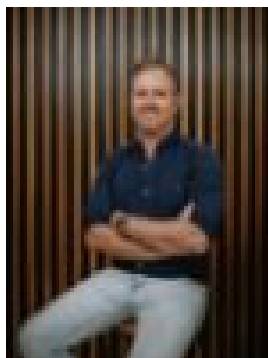
**Parkings: 2**

**Area: 867 m2**

**Type: House**



David Hyslop  
0242848536



Troy McNeice  
0421026610

**Price \$1,250,000**

opportunity | peace | location This original home presents great value to renovate or start again with strong potential development opportunities. Positioned on a 867m<sup>2</sup> block backing onto a reserve in the sought-after suburb of Russell Vale. This family home is the perfect choice for people seeking space, comfort and a family friendly community. Just a stroll to local coffee shop, play grounds, schools and transport, only 15 minutes to Wollongong CBD and just over an hour to Sydney, what you will love...> three carpeted bedrooms all featuring built in robes> original interiors with fantastic opportunity to update or improve> extra large yard, located in a quiet sought after street> rear rumpus room is large enough for the big gatherings> two living areas, front living with air- conditioning> whisper quiet neighborhood perfect for families> rear vehicular access and caravan or boat parking pad> neat and tidy, external laundry with ample storage> lock up garage at front and double covered spaces at rear> tidy bathroom and kitchen with combined dining area> presents fantastic opportunity for first-home buyers or investors> family-friendly locale close to great schools, cafes and restaurants> 5 minutes to Woonona Beach and 15 minutes to Wollongong CBD> council = \$2,929 pa, water = \$688 pa, land size = 867 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 and 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.