

# 25 Fisher Street, West Wollongong, NSW 2500

molenaar + mcneice

## House For Sale

Tuesday, 6 February 2024

25 Fisher Street, West Wollongong, NSW 2500

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 690 m2

Type: House



Trever Molenaar  
0435532023



Guy Hampton  
0402231109

## Auction

charming | proximity | potential This well-maintained original cottage presents great value in a sought-after location to modernise and add value on investment or move straight in and enjoy. Set on a near level 690m<sup>2</sup> block just moments to both Figtree and Wollongong CBD. what you will love... > well-maintained original Californian bungalow, potential to renovate > western aspect, front patio taking in picturesque escarpment views> features high ceilings and polished cypress pine flooring throughout> open plan kitchen, dining, living with reverse cycle air conditioning> kitchen has ample storage, walk in pantry and integrated dishwasher> main bedroom has both a walk in wardrobe and built in wardrobe > main bedroom also boasts ensuite and access to undercover alfresco > bedroom two and three both have built in wardrobes and ceiling fans > oversized laundry offering plenty of storage and bench space > 6.6kw solar system, gas hot water, NBN connected to the home > beautifully landscaped and manicured gardens to front and back > rear deck has both uncovered and covered area with sun shades > oversized garage with workshop and storage, plus carport space> five minutes to Figtree Grove and seven minutes to Wollongong CBD > close to great local schools, parks, cafes, and popular restaurants> council = \$2,239 pa, water = \$685 pa, land size = 690 sqmWhilst 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.