

# 3 Bruce Road, Fernhill, NSW 2519

STONE

## House For Sale

Thursday, 4 April 2024

3 Bruce Road, Fernhill, NSW 2519

Bedrooms: 4

Bathrooms: 2

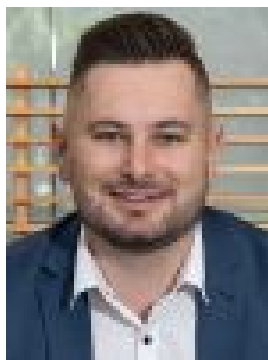
Parkings: 2

Area: 492 m2

Type: House



Darnell Haselau  
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Aaron Dean  
0450514474

## Contact Agent

Highly flexible in design complete with self-contained secondary accommodation, this neat property beckons astute home buyers and investors alike. On a low-maintenance and level 492.77sqm (approx.) block in a private street, this unique living style boasts convenience with Fairy Meadow shops, schools, northside beaches, transport links and Balgownie village only minutes away.- Perfect for a dual-occupation household – or create a passive income stream (STCA)- Three-bedroom main home with two living areas + dining, robes throughout- Modern kitchen featuring stone benchtops, a dishwasher and glass splashbacks- Spacious tiled bathroom with in-wall toilet cistern, twin shower heads and tub- Private flat to rear with lounge, full kitchen, separate bedroom and ensuite- Single garage plus off-street parking – exciting opportunity in a central suburb- Approx. 1.3km to Fairy Meadow Demonstration School, 3km to Keira High- Convenient access to nearby cafe precincts, University of Wollongong and Wollongong CBD Council rates \$471.72pq approx. Water rates \$158.45pq approx.