

# 3 Mangerton Road, Wollongong, NSW 2500



## Sold House

Monday, 30 October 2023

3 Mangerton Road, Wollongong, NSW 2500

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 691 m2**

**Type: House**



Anthony Sorace



Karol Caires  
0406477801

**\$910,000**

Attention First Home Buyers, Investors & Builders Proudly presenting this freshly renovated and updated three-bedroom cottage home, providing a unique and versatile opportunity for the savvy investor who would like to add a secondary dwelling for that dual income or the owner occupier who is looking to create a beautiful home that has future development potential (STCA).The home features three generous sized bedrooms, brand new kitchen with electric cooking, open plan dining and living area, updated bathroom with shower, sunroom, internal laundry and single garage with plenty of space for the additional vehicles, boats or caravans.Positioned in the heart of Wollongong, this property sits on a 691m<sup>2</sup> block with 15.1m frontage, presenting an excellent opportunity for those savvy buyers seeking a property with Duplex potential or to simply add a granny flat for the extra income (STCA).Centrally located in Wollongong, just moments from the Wollongong Public & Private Hospitals, Wollongong CBD, train station, bus stops, local schools, parks, cafés, restaurants and beaches. The home is Ideal for young families, builders/developers, investors and the downsizers.Features: -☑Three generous sized bedrooms with timber flooring-☑Brand new Kitchen and appliances -☑Updated bathroom with shower-☑Combined living and dining area with separate study/office-☑Sunroom and Internal laundry-☑Large backyard with the potential to add a secondary dwelling (STCA)- ☑Detached single car garage with ample off-street parking-☑Block size 691m<sup>2</sup>, with 15.1m frontage, R2 Zoned, Duplex potential (STCA)Outgoings:Council rates - \$511 per quarter (Approx)Water rates - \$156 per quarter (Approx) \*\*\* Sold by Anthony Sorace - 0413 690 459 - A-List Property Group\*\*\*Disclaimer: Whilst A-List Property Group has made every effort to ensure the information supplied to you in our marketing material is correct, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, A-List Property Group 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.