

# 35 Wilga Street, Corrimal, NSW 2518

## House For Sale

Tuesday, 13 February 2024

35 Wilga Street, Corrimal, NSW 2518

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 1021 m2

Type: House



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## Price Guide \$990,000 - \$1,080,000

Set on a whopping 1021 sqm in a prime Corrimal location, this ready-for-reno home will excite keen renovators and developers on the hunt for a dream site for their next big project. With Corrimal's vibrant shopping and dining district a short walk away and some of the region's most stunning beaches just moments from home, this is an unmissable opportunity to make your mark in the Corrimal property market. Location The renowned Corrimal lifestyle is at your feet in this superb location, where every convenience awaits within walking distance, the vibrant CBD of Wollongong is just 10 minutes (approx.) from home, and Sydney awaits a little over an hour away. Start the day with a great coffee from Flat White With One or GF Eats, both an easy stroll from home, and walk to Corrimal's shopping and dining precinct in just 10 minutes (approx.) for vibrant shopping, great dining, and a choice of supermarkets. Beach days will become a regular fixture on the schedule, with the stunning beaches of Corrimal and Bellambi just six minutes (approx.) away and the iconic Bulli Beach even closer. Walking distance proximity to Corrimal Public School and a choice of parks and playgrounds makes this an ideal address for young families, while city workers can look forward to an easy rail commute to Wollongong and Sydney from Bellambi Station, an easy walk from home. Property Offering 1021 sqm (approx.) of superbly positioned land and a spacious four-bedroom residence, this classic Corrimal home presents a thrilling opportunity for a broad range of buyers. Keen renovators will see the potential for restoration and transformation, while those seeking a dream site upon which to build a brand-new home from scratch will be thrilled by the space to let their imaginations run wild. Developers will be delighted by the scale of the allotment, allowing for a lucrative multi-dwelling development (STCA) in a high-appeal lifestyle location. The existing home is ready for a comprehensive renovation and comprises a three-bedroom main residence with free-flowing lounge, kitchen, and family zones complemented by a connected one-bedroom flat with a kitchen and living/dining space. Outside a lush expanse of garden is waiting to be tamed and transformed into a garden oasis, offering a large patio, sheds, and carport parking. Lifestyle Stroll to the village, walk the kids to school, and have your toes in the sand in mere moments – this fabulous location offers a sought-after coastal lifestyle with easy access to big-city conveniences. Whether you renovate and extend (STCA), rebuild (STCA), or develop (STCA), this is an outstanding opportunity to capitalise on a prime lifestyle address offering a huge amount of space to play with. Come and see the potential for yourself – you'll be blown away by the possibilities! Call to arrange a viewing today.