

**36B Russell Street, Balgownie, NSW 2519**

**A-List.**

**Sold House**

Monday, 14 August 2023

36B Russell Street, Balgownie, NSW 2519

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 500 m2**

**Type: House**



Anthony Sorace  
0413690459



Karol Caires  
0406477801

**\$935,000**

**Boasting Views, Location & Opportunity** This stunning cottage home has been freshly updated and is ready for the savvy buyer, perfectly positioned on a slightly elevated sunny block in a sort after location, offering an impressive outlook with ocean views, this property boasts opportunity and plenty of future potential. The home features a free flowing floor plan with three generous sized bedrooms, the master offers direct access to the wrap around front verandah with striking ocean views, separate living and dining area, well maintained kitchen and bathroom providing a blank canvas for the eager renovators to add their own style and taste, internal laundry with second toilet and direct access to the fully fenced level backyard, under cover parking and entry, single lock up garage with plenty of rear and under house storage and a covered BBQ area. The property is set back from the main road and offers a generous sized front yard, providing an ideal opportunity for a forward extension to add a second story with a double garage while capturing uninterrupted water views (STCA) The block of land is approx 500m<sup>2</sup> East facing, giving you a sunny parcel of land all year round. Located in a sort after street, walking distance to Balgownie village, public transport, local schools, Fairy Meadow shopping precinct, within 10 minute drive to Wollongong CBD, Wollongong public and private hospitals and local beaches. Features: - ? Stunning three bedroom cottage home - ? Offering future opportunity for a forward extension and second story (STCA) - ? Separate living and dining area - ? Freshly painted and new flooring throughout - ? Wrap around verandah with ocean views - ? Under cover parking and entry - ? Single lock garage with plenty of rear and under house storage - ? East to West facing block, approx. 500m<sup>2</sup> - ? Located within a short walk to Balgownie village, public transport and schools Rental Appraisal \$600 - \$630 per week (approx) Outgoings: Council Rates \$522 per quarter (approx) Water Rates \$ 157 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.