

4 Maroota Avenue, Balgownie, NSW 2519

Innovate
property
group

House For Sale

Saturday, 2 December 2023

4 Maroota Avenue, Balgownie, NSW 2519

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 569 m2

Type: House



Mark Spinelli

New to Market

Attention renovators, developers and creative visionaries, we've found your next project! Tucked away in a fantastic neighbourhood on a 569m² block, this 1960s treasure offers enticing potential. Boasting a north-facing aspect and escarpment views, you're spoilt for choice with options that will capitalise on this prime location. Renovators, roll up your sleeves and breathe new life into this low-set cottage, with solid hardwood floors just waiting to be unveiled beneath the carpet. Update the retro kitchen and bathroom, freshen the interiors with new paint and window dressings and it will feel as good as new! Alternatively, knock down the existing dwelling to make way for a brand new home that maximises its escarpment outlook or expand the potential financial gain on offer, developing the site with a modern duplex (STCA). You're only limited by your budget and imagination! Situated approx. 6.5km from the Wollongong CBD, this location offers an idyllic blend of city convenience and suburban tranquillity. Positioned within walking distance of Balgownie Public School, it's also just around the corner from Balgownie Village Centre. Meet friends for a casual coffee, delicious dinner or drinks, stock up on essential groceries, or take advantage of the health and well-being amenities, all within approx. 900m from home. Nature lovers are well catered for too – spoiling you for choice with bushwalks and golden beaches nearby. Don't miss your chance to leverage this outstanding location and unleash the enticing possibilities on offer. Arrange an inspection today!

Property Specifications:- Original 1960s treasure in a prime location, rich with enticing potential - 569m² corner block, with an enviable north-facing aspect and escarpment views- Explore your options to renovate the original home, knock-down and rebuild a new home or duplex (STCA)- Existing 3 bed, 1 bath home with combined kitchen and dining, living room, front and rear patios plus a double carport- Solid timber floors waiting to be unveiled beneath the carpets - Mostly level block, ready to be enhanced with landscaping - Fantastic neighbourhood, approx. 6.5km from the Wollongong CBD - 650m walk to Balgownie Public School- 900m walk to Balgownie Village Centre with cafes, shops and services- Under 3km to Illawarra Escarpment State Conservation Area- 4km to Towradgi Beach, 6km to North Wollongong Beach