

**47 West Street, Wollongong, NSW 2500**



**House For Sale**

Friday, 15 March 2024

47 West Street, Wollongong, NSW 2500

**Bedrooms: 4**

**Bathrooms: 3**

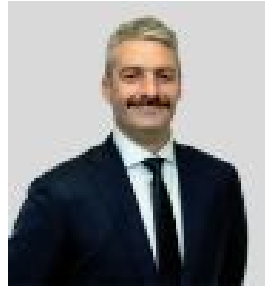
**Parkings: 2**

**Area: 721 m2**

**Type: House**



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## Contact Agent

This large suburban-sized corner block has been immaculately renovated to provide an oasis of contemporary living so close to the city...• 4-bedroom, 3-bathroom home• Large 721sqm corner block with side access• E3 Productivity Support Zoning• Location close to city/trains• Off-street parking for two vehicles• Open plan, air-conditioned living areas• Bedrooms all with wardrobes and ceiling fans• Modern kitchen including gas cooking• Fully fenced level yard and covered deck• Potential Residential Rent: \$980/wk• Potential Commercial Rent: \$1,500/wk

Immaculate inner city living, quality interiors and ample outdoor space – it's all right here in a property that invites you to simply move in and enjoy! Located an easy walk from the CBD, it offers the best of single-level suburban living with maximum convenience. Out front, two parking spaces ensure vehicles are safely off the street. And once you step inside, you'll appreciate the contemporary feel throughout – with a large open plan living area that includes a carpeted lounge and bonus front study, ideal for working from home. The ultra-modern kitchen/dining showcases gas cooking, stainless appliances, and high ceilings – bathed in natural light all day long. It's an excellent central hub to this home, with direct access to a stylish covered outdoor deck overlooking the huge level yard with side gate access (perfect for boats or trailers). Development potential (STCA) here is exciting and the E3 Productivity Support zoning with a floor to space ratio of 0.5:1 and 9m height limit offers endless possibilities with an ideal opportunity for entrepreneurs, business and investors looking to capitalise on its strategic location and versatile potential! Back inside, four bedrooms sit either side of the living areas, with all featuring ceiling fans and built-in wardrobes. Three also include their own modern ensuites. A large laundry steps off the deck to complete the picture. Located on a corner block with prominent exposure and access to West and Auburn Streets. Central to the busy commercial precinct of Wollongong and its conveniences. Within easy walking distance to both Coniston and Wollongong train stations, as well as local schools, shops, cafes and more, this is a rare corner block opportunity, where everything has been done. Move in yourself or realise its \$980/wk rental potential – either way, it's savvy buying in this market! To enquire further, contact our Dimosons Sales Team on 4258 0088 today!