

**53 Greene Street, Warrawong, NSW 2502**

**House For Sale**

Thursday, 1 February 2024

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**Bedrooms: 4**

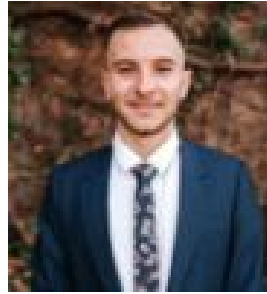
**Bathrooms: 3**

**Area: 769 m2**

**Type: House**



Adam Martin & Team



Adrian Necovski  
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## Expressions of Interest

Step into a property that offers unparalleled flexibility, with distinct living spaces that seamlessly blend into one harmonious home. Enjoy the convenience of separate kitchens, bedrooms, and bathrooms, thoughtfully designed for a lifestyle that caters to various needs. Nestled in a desirable location, this residence provides the ideal canvas for your unique vision and currently generating a great rental income. - Perfectly positioned property within minutes' walk to major shopping precinct, restaurants and the hospital- Expansive home with excellent rental history currently generating a handsome \$840 per week (\$43,680pa)- Solid brick veneer/tile construction with plenty of side access for the caravan and/or boat enthusiast- Fitted with three kitchens, three bathrooms and plenty of off-street parking only 10 mins to Wollongong CBD- Sun-drenched 769sqm block cleared to the east side that boasts further development potential (STCA)- Unprecedented new developments trending in the area including soon to be library and community centre- A hop-skip and a jump to the lake foreshore, boat ramp and a short drive to popular Port Kembla beach Water Rates: \$519.87 per quarter (approx.) Council Rates: \$702.01 per quarter (approx.) If you would like to follow this listing or make an offer, please follow the link below:<https://buy.realtair.com/properties/120939> For further information, please call or email Adam Martin & Team