

**69 Mirrabooka Road, Lake Heights, NSW 2502**



**Sold House**

Tuesday, 20 February 2024

69 Mirrabooka Road, Lake Heights, NSW 2502

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 556 m2**

**Type: House**



Anthony Sorace



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**\$795,000**

Boasting Character & Charm This stunning cottage style home boasts character and charm, filled with natural light and space, perfect for the young family or savvy investor. Offering three generous size bedrooms, two with mirrored built in wardrobes, open plan kitchen and dining, two living areas, stylish bathroom, ducted air conditioning as well as ceiling fans, laminated flooring with carpet to the bedrooms, internal laundry, double garage with remote control, plus a covered pergola which can be used as an extra carport for the boat or caravan. The gardens are manicured and beautifully presented providing a low maintenance lifestyle. The property sits on a 556m<sup>2</sup> block, R2 zoned with 15.4m frontage, offering future development potential (STCA) Located in quiet street just moments away from the stunning Lake Illawarra, schools, transport, parks, beaches, walking tracks and Warrawong shopping district. Only 10-minute drive to Wollongong CBD. Features:- Three generous sized bedrooms, two with built in wardrobes & fans - Open plan kitchen and dining- Two spacious living areas- Stylish bathroom with shower and bath plus separate toilet- Ducted air conditioning & large linen closet- Internal laundry with plenty of storage- Oversized double garage with remote control - Covered pergola or carport for the boat or caravan- Fully fenced front and back yard- 15.4m frontage on 556m<sup>2</sup> R2 zoned block- Rental return \$630 per week (Lease expires 24/01/25) Outgoings: Council Rates \$471 per quarter (approx) Water Rates \$159 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 mar