

**178 Rothery Street, Bellambi, NSW 2518**

**House For Sale**

Wednesday, 19 June 2024

178 Rothery Street, Bellambi, NSW 2518

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 618 m2**

**Type: House**



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## Price Guide \$1,090,000 - \$1,180,000

Situated in a prime lifestyle location close to beaches, sought-after schools, and everyday conveniences, this three-bedroom home presents a superb opportunity for those seeking a home to put their stamp on. Partially renovated and with plenty of room to extend (STCA) or subdivide for dual occupancy (STCA), the future is bright at 178 Rothery Street! Location Offering a superb coastal lifestyle with easy city access, this enviable address is sure to impress. Walk to GF Eats in just one minute (approx.) for a great morning coffee and enjoy an easy meal at the beautiful Bellambi Bowling Club, also a one-minute walk from home (approx.). The local IGA is a short walk away, while Corrimal's vibrant shopping and choice of supermarkets await a four-minute drive from home (approx.). The stunning beaches of Bellambi and Corrimal are both just three minutes away (approx.) while proximity to the magnificent Russell Vale Golf Club and the Illawarra State Conservation Area add extra lifestyle appeal. Families will appreciate the eight-minute walk (approx.) to Mountbatten Park and the selection of sought-after schools within walking distance, with Bellambi Public School, Corrimal High School, and Holy Spirit College all just a stroll from home. Drive to Wollongong in ten minutes (approx.) or walk to Bellambi Station for regular rail transfers to Wollongong and Sydney. Property Set on an enviably large allotment in a prime Bellambi location, this exciting, partially renovated property presents a world of possibilities. With the house ready to welcome you very comfortably while you plan further updates and the block size offering the opportunity to extend (STCA), subdivide for dual occupancy, or demolish and develop (STCA), the potential here is endless. Three bedrooms are served by an oversized bathroom, beautifully renovated to offer sleek modern luxury. Two spacious interconnected living areas offer a large living/dining room opening to a side patio and a sunny kitchen/meals space opening to a covered north-facing entertaining deck and the huge back garden. Expansive and level, the backyard awaits games of backyard cricket and footy and offers a superb canvas for those with vision. Split-system heating and cooling ensures your comfort, while the secure drive-through garage and long driveway offer plenty of off-street parking. Lifestyle Offering superb potential in a coveted location, this home offers an exciting future and a fabulous coastal lifestyle, with stunning beaches close by and the city just moments away. Don't miss your chance to come and see it for yourself. Call today to arrange an inspection.