

18 Lombard Avenue, Fairy Meadow, NSW 2519

STONE

House For Sale

Sunday, 23 June 2024

18 Lombard Avenue, Fairy Meadow, NSW 2519

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 645 m2

Type: House



Yenson Mui
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Contact Agent

Positioned on a quiet street close to Fairy Meadow shops and Balgownie village, this exciting property offers the perfect dual income opportunity or a superb site for rebuild or redevelopment (STCA). Complete with a rear north aspect to leafy council reserve and close proximity to schools and cafes, walking tracks, beaches and the CBD, it hits all the lifestyle benchmarks.- Generate passive income, capitalise or build your dream family home (STCA)- Front residence comprises of three bedrooms, two bathrooms and multiple living zones- Freestanding granny flat with courtyard backs onto council reserve- 16m (approx.) frontage provides scope for dual occupancy redevelopment subject to council approval- Sought-after access to local parks + playing fields, supermarkets and University- Catchment zoning for quality schooling, convenient access to public transport- Approx. 2.5km to Fairy Meadow Beach and Surf Club, approx. 4km to Wollongong CBD Council rates \$565.65pq approx. Water rates \$171.41pq approx.