

**38 Abercrombie Street, West Wollongong, NSW,  
2500**

**THE AGENCY**

**House For Sale**

Saturday, 5 October 2024

38 Abercrombie Street, West Wollongong, NSW, 2500

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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## **Ideal Investment/ First Home With Opportunity Galore**

A superb opportunity to enter a highly sought-after city fringe suburb, this conveniently-located residence boasts all the essentials and needs only your personal touch to feel like home. The perfect blend of space, comfort, and charm in this stunning three-bedroom home nestled on a generous block in West Wollongong. This property is a rare find, featuring hardwood floors, an abundance of natural light and plenty of space.

All bedrooms equipped with built-in wardrobes and ceiling fans, main bedroom also fitted with feature lighting. Original kitchen boasting plenty of space and storage, complete with a gas stove, range hood, and dishwasher. Airy living and dining spaces, fitted with an air conditioning unit to keep you comfortable year-round.

Vast backyard with a covered entertaining area, perfect for entertaining friends and family. Gardens providing a serene setting for outdoor activities, fully fenced yard ideal for children and pets to play. A bonus studio in the far backyard offers the ideal space for a home office, creative studio, or additional guest accommodation. Secure off street parking with a lock-up garage. A rare opportunity for families, first home buyers or investors alike. With space galore, beautiful gardens, and a fantastic layout, it truly offers a lifestyle of comfort and convenience.

**\*\*DA approved for second dwelling - plans available**

Stroll to tennis courts, off leash dog park , approx. 1.5km to TIGS Wollongong university only a short walk or 3 minute drive Shops + cafes, hospital precinct, beaches and CBD only minutes away.