

47 Stanleigh Crescent, West Wollongong, NSW 2500 **McGrath**

House For Sale

Wednesday, 19 June 2024

47 Stanleigh Crescent, West Wollongong, NSW 2500

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 556 m2

Type: House



Christian Zeidler
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Auction

Nestled in an elevated position, this alluring double brick residence, originally constructed in the 1950s, exudes a captivating charm. Impeccably presented interiors with high ceilings and an array of living spaces create an idyllic sanctuary for family life. Enter into this captivating home and experience the seamless blend of classic elegance and modern comfort, creating a delightful haven perfectly suited for comfortable living. Step outside to discover a generously-sized covered alfresco area and a lush, well-maintained lawn, providing ample space for outdoor relaxation and recreation. Enjoy tranquil views of the escarpment and the serenity of established gardens, offering a peaceful retreat from the daily grind. Benefitting from its convenient proximity to various educational institutions and easy access to the M1 Motorway for commuters, as well as its close proximity to Wollongong CBD renowned for its coastal lifestyle and vibrant cafe scene, this residence offers both comfort and convenience for families seeking an enriching lifestyle. - Contemporary kitchen equipped with a gas cooktop, dishwasher and ample storage - Main living room offers ample natural light with gas fireplace - Dining and family room both lead off the kitchen to create a seamless flow for family dinners and entertaining - Three generously proportioned bedrooms each featuring built-in wardrobes for ample storage - Well-appointed main bathroom boasting a bathtub - Rumpus on the lower level for added space or option for fourth bedroom - Laundry facilities located off the alfresco, with additional shower - Split system air conditioning, gas points and wall heater for year round comfort - Double automated garage providing secure parking with internal access, complemented by a supplementary work shop and storage - Featuring 3kw Solar Panels and Instantaneous hot water system - Close proximity to University of Wollongong, private and public schools - Seamless access to Wollongong CBD, Figtree Grove and M1 Motorway for effortless commuting and travel - Pest and building reports available Council \$562pq* | Water \$172pq* | Estimated Rental Return \$1,000 per week**figures are approximate