

**62 King Street, Warilla, NSW, 2528**



**House For Sale**

Monday, 19 August 2024

**62 King Street, Warilla, NSW, 2528**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Marissa Carter

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## Great Family Home or Investment Opportunity

This quaint family home has recently been refurbished with laminate flooring and new window furnishings, while the kitchen has been renovated and upgraded to display a clean modern look. Conveniently located, this three bedroom home, has a separate lounge and dining area with a yard big enough for a garden and the kids to run around. Plenty of off street parking, and located at the rear of the property, a single detached garage. With Warilla Grove and Shellharbour Square nearby, along with cafes and schools here is a perfect opportunity to get into the market or a great investment for the future.

Council Rates \$502.00/Qtr  
Water Rates \$149.30/Qtr (services only)  
Property Age approx. 52 years  
Land Size 642sqm

\*The Agent(s) for themselves and the vendors of these properties whose Agent(s) they are, give notice that:

- i. The particulars are set out as a general outline only for the guidance of purchasers and do not constitute a contract.
- ii. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but purchasers should not rely on them as statements or presentations of fact, but must satisfy themselves by inspections or otherwise as to the correctness of each of them; and a draft Agreement for Sale of Land which is available for inspection at the office of AE TEAM Property, Wollongong. In the event of any inconsistency between this Property report and the Agreement for Sale of Land, the provisions of the agreement for Sale of Land shall prevail.