

9 Graham Street, Unanderra, NSW 2526

STONE

House For Sale

Sunday, 23 June 2024

9 Graham Street, Unanderra, NSW 2526

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 677 m2

Type: House



Neil Webster
0242281622



Yenson Mui
0421882541

\$795,000

Promising a move-in ready opportunity, this freestanding clad and tile home combines relaxed outdoor living, smart recent updates and future duplex potential (STCA). Set on a substantial 677sqm (approx.) corner block with wide 20 metre (approx.) frontage, it's a walk to Farmborough Road Public School, Illawarra Hockey Centre, the velodrome and sports fields, while minutes to Unanderra Station, shops and dining. Current long term tenant on expired lease.- Flexibility to occupy now, update further or redevelop into a duplex (STCA)- Excellent choice for investors, downsizers, first homebuyers or young families- Easycare open living and dining/family areas plus separate study at the rear- Undercover outdoor area for entertaining spills onto private grassed backyard- Well presented kitchen showcases electric cooktop and plenty of cabinetry- Accommodation includes three sizeable bedrooms, two offer built-in robes- Contemporary full bathroom appointed with separate bathtub and rain shower- Air conditioning, timber floors, garden storage shed and single carport Council rates \$458.43pq approx. Water rates \$171.41pq approx.