

63 Rowland Ave, Wollongong, NSW 2500

Sold - \$450,000

House 4 1



An Investment in The Future - Over 1100sqm of Land

How many parcels of land over 1100m2, that are so close to the centre of Wollongong, become available to purchase? Renovate or knock down, either way your efforts are sure to be rewarded.

This character filled home is of brick veneer construction with high ceilings and ornate cornice. There is a formal lounge and dining room along with a modestly updated kitchen.

Downstairs is a single garage with workshop and adjacent room that could be used for a home office, and laundry with its own external access.

Zoned R2 Low Density Residential, the land meets Wollongong City Councils Development Control Plan (DCP) requirements for potential Dual Occupancy. Your independent enquiry is recommended, as all applications are Subject To Council Approval.

Property highlights include:

- * Four Bedrooms, formal lounge and dining
- * Updated kitchen, original bathroom. separate toilet
- * Single remote garage with workshop and storeroom
- * Walk to Wollongong train station or CBD
- * Close to Wollongong hospital and medical district

For all enquiry please call Russell Conway on 0407 744279 or email russell.conway@fanning.com.au

Age - 60 yrs app

Land Size - 1124m2

Council Rates - \$1,600.80pa app

Water Rates - \$642.36pa + usage

Potential Rent - \$400 pw

Residence Area - 231m2

Zoned R2 - Possible development potential

Listed By

Russell Conway

Phone: (02) 4228 2555

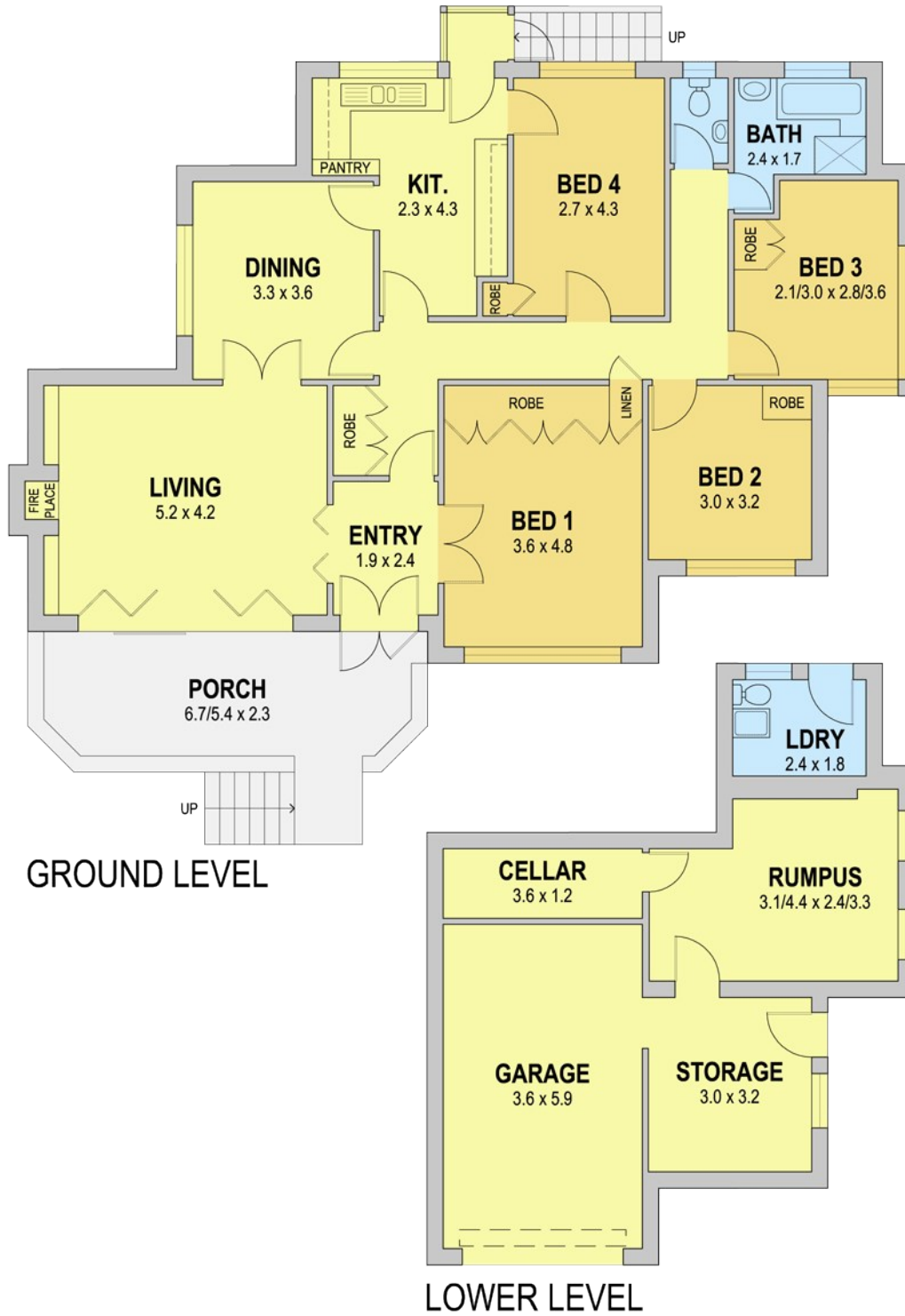
Mobile: 0407 744279

Open for Inspection

By Appointment.



Floorplan



63 Rowland Avenue, Wollongong, NSW

Residence Area: 231m² (approx.)

Internal Living Area: 185m² (approx.)



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