



43 London Drive West Wollongong, NSW 3 2 2

Holding it's original charm, this character filled home presents opportunity

Handing you a golden opportunity to create something special, this single level home with escarpment views promises an abundance of potential. There's wonderful scope to infuse your own sense of style with a clever modernisation. The property is set in a highly desirable location, moments to buses, schools, parks, Figtree village shops, Wollongong CBD and stunning beaches.

- Choice of spacious living zones plus a tidy kitchen with electric appliances
- Versatile study, three well presented bedrooms, one includes built-in wardrobe
- Two bathrooms, high ceilings, lots of underhouse storage plus garage/workshop
- Generous backyard with covered entertaining area, scope to create custom deck
- Fantastic capacity to host barbecues, alfresco meals while children/pets play
- Outstanding opportunity for investors or families to add personal touches
- Increase space and value with a second level and further capitalise on views
- Knock down and build a brand new modern home to the envy of the street (STCA)

Council rates: \$503.53pq approx.

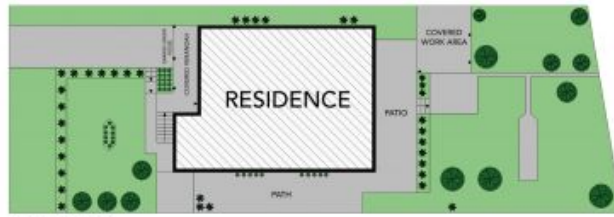
Price: \$638,000



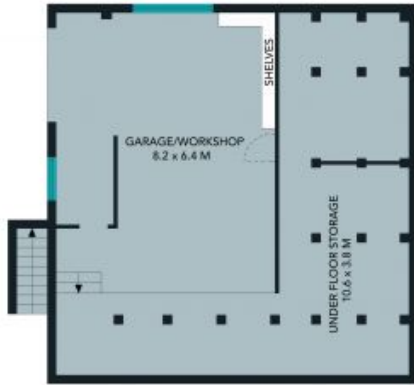
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SITE PLAN



LOWER GROUND FLOOR



GROUND FLOOR

The site plan and floor plan are not to scale; measurements are indicative and in meters. Shades and lines are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.



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LOWER GROUND FLOOR

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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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