



42 Abercrombie Street West Wollongong, NSW

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SOLD BY STONE REAL ESTATE | NEIL WEBSTER & YENSON MUI

Development potential (STCA) on the prime city fringe

Presently configured with two separate levels of self-contained living, this versatile home on approx. 911sqm provides options galore to the savvy buyer. A fantastic investment in a sought-after suburb, or a terrific blank canvas for your custom renovation, it also boasts exciting scope for luxury rebuild or dual-occupancy redevelopment (STCA) moments from Uni and CBD buses and Harry Graham Park.

- Easily managed investor opportunity ? secure two income streams in one property (STCA)
- Live upstairs on the main level, lease out the lower + enjoy early retirement (STCA)
- Developers take note of the substantial block size and 19.76-metre frontage
- Spacious existing home promises plenty of modern comfort once updated
- Large master bedroom complete with north and east aspects and built-in robe
- Front + rear entertaining, above-ground pool, garage, under-house storage



Neil Webster

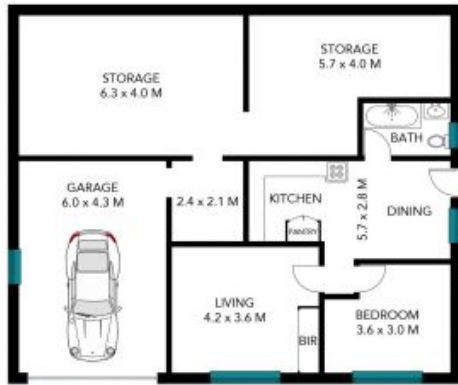
0439 028 748



Yenson Mui

0421 882 541

42 Abercrombie Street
West Wollongong



Ground Floor

Granny Flat



First Floor



Site Plan



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees 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.