

48 Minnegang Street Warrawang, NSW



SOLD BY STONE REAL ESTATE | NEIL WEBSTER & YENSON MUI

Price: \$735,000

Cottage charmer with lake and escarpment views

Recently updated for the benefit of its new owner, this sweet weatherboard home offers a peaceful and picturesque entry point into a relaxed lifestyle suburb. Comfortable and cosy throughout, and enjoying gorgeous rear outlooks to the mountain range, it's situated for prime day-to-day convenience close to local schools and the lake foreshore and approx. 15 minutes from Wollongong CBD.

- Perfect first family home ? scope to further modernise or extend (STCA)
- Scenic views over Lake Illawarra from the balcony, kitchen and study nook
- Separate lounge + dining rooms, high ornate ceilings, timber floors, gas cooking
- Tiered backyard with a sunny concrete patio and plenty of leafy privacy
- Excellent storage including two mirrored built-in robes and under-house areas
- Desirable investor opportunity complete with A/C, lock-up carport + garage
- Walk to primary + high schools, Yacht Club; short drive to Port Kembla Beach



Neil Webster

0439 028 748

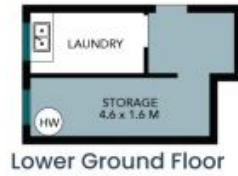


Yenson Mui

0421 882 541



Ground Floor



Lower Ground Floor



Lower Ground Floor



(NOT IN POSITION)



Site Plan

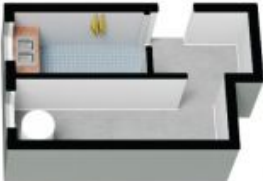


The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable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

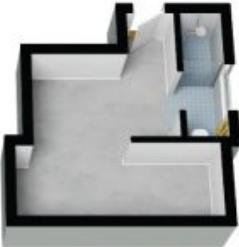
48 Minnegang Street
Warrarong



Ground Floor



Lower Ground Floor



Lower Ground Floor



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.