



70 Princes Highway West Wollongong, NSW

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## SOLD BY STONE REAL ESTATE | PAUL PIACENTIN & MATTHEW KASBARIAN

Timeless character & only footsteps from Figtree Grove

Spacious, light-filled and full of character on its manicured 916.9sqm block, this cosy home abounds with city-fringe lifestyle appeal. Presenting proudly throughout, it provides all the essentials including a beautiful sunny rear deck and a double garage, in a family-friendly address just a few short strides from neighbourhood shopping precinct and dining plus moments from Lindsay Park Public School, sporting ovals and facilities. An opportunity subject to council approval for development potential to explore with its massive 22.25m frontage.

- Timeless cottage charm and warmth only 3km from the heart of Wollongong CBD
- Family area plus separate lounge, high ceilings and stained glass, A/C, escarpment views
- All-seasons alfresco deck flowing to level backyard drenched in north-easterly sun
- Neat central kitchen with gas cooking, dishwasher and ample storage throughout

Price:

\$915,000



**Paul Piacentin**

0411 754 884



**Matthew Kasbarian**

0432 521 051

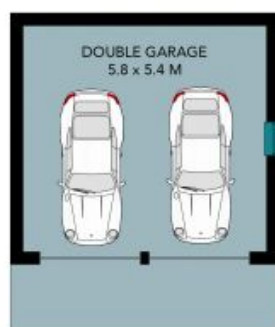


70 Princes Highway  
West Wollongong

STONE



(NOT IN POSITION)



(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.