

67 Shellharbour Road Port Kembla, NSW 3 1 2

### Updated family home in a quiet cul-de-sac

Recently updated with potential to further personalise or duplex (STCA), this classic family home presents a superb opportunity for first homebuyers or investors. Perched on the high side of the street overlooking Lake Illawarra, the generous single storey layout is framed by established gardens. It is nestled in a quiet cul-de-sac, short distance to Port Kembla Beach, Warrawang Shopping and an approx. 10 minute drive away from Wollongong CBD.

- Large separate living room and light filled dining zone at the heart of the home
- Level easycare backyard is ideal for kids, undercover outdoor entertaining area
- Enjoys a sweeping outlook across leafy district surrounds towards Lake Illawarra
- Immaculate modern kitchen is fitted with quality fixtures and plentiful cabinetry
- Three sizeable bedrooms have built-ins, family bathroom has a bath and shower
- Substantial laundry, great workshop, secure single garage and off street parking
- Opportunity for young families to move straight in or investors to capitalise
- Just a leisurely stroll to Warrawang Plaza, bus transport and two train stations

Council rates \$468.96pq approx.

**Price:**

Price Guide \$790,000 - \$840,000



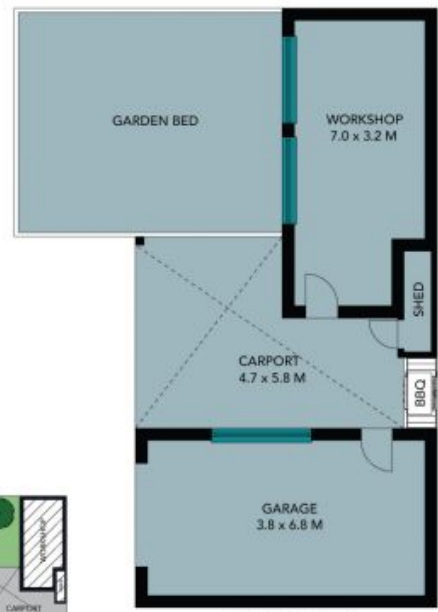
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(NOT IN POSITION)



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.