

STONE



13 Booyong Street West Wollongong, NSW

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**SOLD BY STONE REAL ESTATE | MICHAEL SCHLEGEL & RAFFAELE DI CANDIA**

Family-friendly comfort and convenient living

Immediately inviting in a tree-lined street, this sweet property is just as lovely inside ? providing a cosy and peaceful home base full of classic charm. You'll appreciate its neat, easy-care finish, bright modern kitchen and private entertainers' backyard, almost as much as you'll love its prime city fringe setting minutes from excellent schools, major shopping and transport links.

- Delightful opportunity for a buyer looking to settle in their 'forever' suburb
- Squarely proportioned lounge, connected dining room, secluded bedroom wing
- Generous rear pergola + wraparound backyard ? both facing sunny north east
- Renovated kitchen boasting a gas cooktop, plentiful storage and a dishwasher
- Main bed with robe; bathroom in good condition, pine floorboards throughout
- A/C unit, external laundry with second toilet, double garage plus tandem carport
- Quiet yet central address steps to Edmund Rice College, approx. 1.8km to TIGS

**Price:** \$950,000



**Michael Schlegel**

0418 627 220

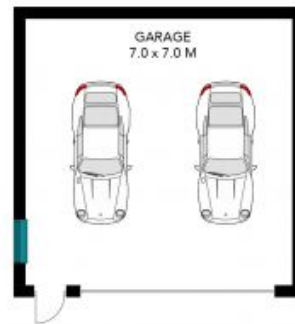
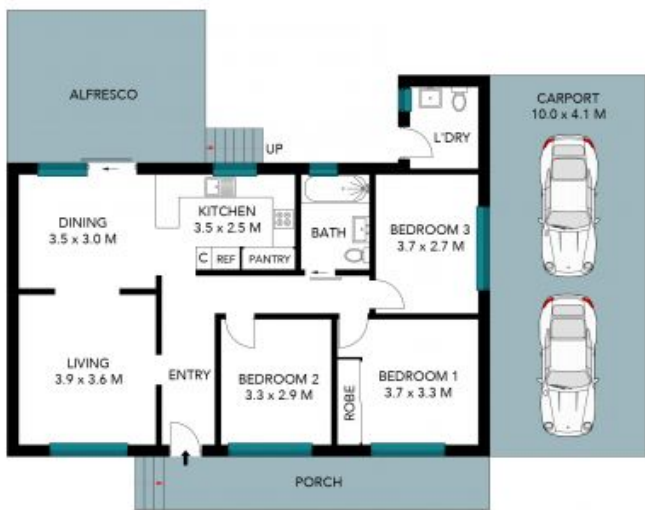


**Raffaele Di Candia**

0451 552 861



13 Booyong Street  
West Wollongong



(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.