



42 St Johns Avenue Mangerton, NSW 4 2 2

### Picturesque and spacious family home

Undeniably cosy and charming at first glance, this quality home takes full, glorious form further in ? providing elevated views from its back rooms and terrace to stunning greenery and the surrounding district. It's an outlook you'll never tire of, in a suburb you'll never want to leave, with transport links and TIGS on the doorstep and major shopping, beaches and the Wollongong CBD only minutes away.

- Comfortable and spacious property close to all Wollongong's main attractions
- High ceilings, sweet brick fireplace, neat and tidy presentation throughout
- Light-filled formal lounge and sunroom + open-plan family area to rear
- Impressive low-maintenance alfresco designed to enjoy in every season
- Centrally located kitchen with dishwasher; master bedroom with ensuite
- Great additional space with large under-house rumpus or office, double garage
- Outstanding opportunity with neighbourhood cafes and Figtree Grove in easy reach
- Sought-after proximity to entertainment precincts, University and transport

Council rates \$564.87pq approx.  
Water rates \$158.45pq approx.

**Inspect:** Saturday, 4th May 2024 1:00 - 1:30  
**Auction:** 23/05/2024 06:00 pm

**Price:** Auction



**Matthew Kasbarian**

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**Neil Webster**

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42 St Johns Avenue  
Mangerton



Site Plan



Lower Level

Ground Level



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.