

1 Fairfax Rd, Warrawong, NSW, 2502

House For Sale

Saturday, 16 November 2024



1 Fairfax Rd, Warrawong, NSW, 2502

Bedrooms: 6

Bathrooms: 2

Parkings: 2

Type: House



James Ianni

An Exciting Opportunity Awaits

This proud family home offers 6 generous bedrooms, 2 bathrooms and generous living and dining areas in a prominent locale. Perched on a sprawling and prominent 920sqm corner block with potential development (STCA) with a rare zoning of MU1 (Mixed Use) this is your chance to add another great property to the portfolio or consider your exciting new business premises while on an incredible high visibility street front enhancing your businesses growth.

Quality brick construction and tiles throughout, this solid home was built to stand the test of time. Features aplenty, including external entry to the lower ground area, the ideal space for separate housing with 3 bedrooms, bathroom, laundry and tiles throughout. Fully self-contained, complete with kitchenette and shower - a potential income opportunity or accommodation for the in-laws as well as potential development for shop top housing with a zoning of MU1 (Mixed Use) allowing commercial on the ground floor and residential on top (STCA). Opportunities like this don't come by often!

This exciting opportunity features:

- Generous 920sqm corner block with over 55 meters of street frontage ideal potential development for shop top housing, medical facilities or a variety of other permitted premises with a zoning of MU1 (Mixed Use).
- Self-contained living space downstairs suitable for extended family - potential income opportunity or accommodation for the in-laws.
- 3 Bedrooms upstairs with tiles and A/C allowing the perfect temperature all year round.
- Single car garage and additional space for 2 vehicles.
- Under house storage is a plenty with a generous amount of storage and space to store all the necessities.
- Development potential (STCA) 9m height limit and a 0:75:1 FSR.
- Rental Appraisal: \$800 - \$850 per week.

Conveniently located only a 5 - minute drive from stunning Port Kembla Beach and Pool or Warrawong's Shopping District and entertainment options, immerse yourself in Warrawong's cultural precinct and ample eateries, which are just a short 10-minute walk away. With also a strong medical precinct right across the road with Port Kembla District Hospital and Child Care Centre as well a new Warrawong community health centre expected to be open in early 2026. Convenience is an understatement.

Look no further than the offering presented here. Whether it be to live, invest, renovate, rebuild or develop; do not miss the property with an endless range of opportunities!