

16 Mount Ousley Rd, Fairy Meadow, NSW, 2519



House For Sale

Thursday, 24 October 2024

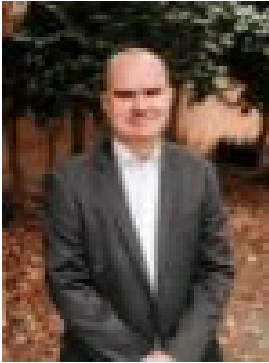
16 Mount Ousley Rd, Fairy Meadow, NSW, 2519

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



Andrew Heard
0407939540



Troy Phipps
0412425801

Family Home or DA Approved Duplex

This meticulously maintained single-level residence offers a harmonious blend of comfort and practicality, featuring three well-appointed bedrooms, a tidy kitchen, and a pristine bathroom.

The property is complemented by a single garage and two additional carports, making it an ideal choice for first-time homeowners or savvy investors seeking a promising opportunity.

With approved development plans for a contemporary three- and four-bedroom duplex, the potential for expansion and enhanced value is substantial. Inside, the home boasts multiple living spaces designed to accommodate the needs of a growing family, creating an inviting atmosphere for both relaxation and entertaining.

The north-facing, fully fenced private garden is a standout feature, offering a serene outdoor retreat complete with a shed and a charming bird aviary.

Currently leased at an attractive rate of \$700 per week until June 2025, this residence enjoys a prime location in proximity to essential local amenities, reputable schools, and is merely a short drive from the vibrant Wollongong CBD, enhancing its appeal as a versatile and desirable property.

Featuring:

- Well, maintained 3-bedroom single level home, with tidy kitchen and bathroom, single garage and two carports.
- A great first home/investment or developed with approved 3- and 4-bedroom duplex.
- Current home features multiple indoor and outdoor living spaces for the growing family.
- The north facing fenced private garden setting also comprises shed and bird aviary.
- Currently leased at \$700 per week until June 2025
- Located close to all local amenities, schools, and short drive to Wollongong CBD.

Important Numbers:

Council Rates: \$557.56 per quarter

Water Rates: \$172.79 per quarter

Rental Estimate: \$700 per week

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