

**262 Gladstone Avenue, Mount Saint Thomas, NSW,
2500**

STONE

House For Sale

Saturday, 16 November 2024

262 Gladstone Avenue, Mount Saint Thomas, NSW, 2500

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: House



Neil Webster



Yenson Mui

Bright and refreshed home with immense potential

Beautifully immersed in a radiant northerly aspect, 'Valestone Cottage' is a recently refreshed timber clad home that offers a move-in ready opportunity and development potential (STCA) on a gently sloping 507sqm (approx.) corner block. Set within 1.1km of Coniston Station, approx. 1.7km away from Figtree Grove Shopping Centre and approx. 3km to Wollongong CBD's shops, eateries and beaches.

- Scope to renovate, extend, knock-down/rebuild or develop into a duplex (STCA)
- Excellent opportunity for first homebuyers, downsizers and investors alike
- Well-presented living zone for everyday comfort plus a dedicated sunroom/office
- Entertaining patio and private grassed yard bathing in all-day sunshine
- Spacious gas kitchen features AEG dishwasher and plenty of timber storage
- Two generous bedrooms include main with built-in wardrobe plus a full bathroom
- New paint, air conditioning, fans, extra w/c plus double garage at the rear
- Approx. 1.1km to Mount St Thomas Public School, parks and playing fields

The below rates are provided as a guide:

Council rates \$540.16pq approx.

Water rates \$172.79pq approx.