

60A Gibsons Road, Figtree, NSW, 2525



House For Sale

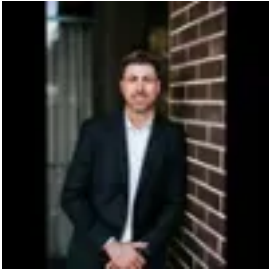
Tuesday, 24 September 2024

60A Gibsons Road, Figtree, NSW, 2525

Bedrooms: 3

Bathrooms: 1

Type: House



Daniel Lambert Lambert



Alisa Sturluson
0242265100

Corner Block, Development Opportunity

Never before on the market, this lovingly maintained original home is set on a generous 678sqm corner block in a highly sought-after location. With great potential for future development, whether you choose to extend at the rear or opt for a complete rebuild (STCA), this property offers an excellent opportunity for boutique development in a prime city fringe area.

The home features long side access, perfect for boats or caravans in the fully fenced yard, with only one neighbor, ensuring privacy and space. Recent updates include roller shutters, new gutters, roof restoration, and internal downlights. Boasting an elevated position with a spacious backdrop, it offers a peaceful atmosphere. Located near Figtree Grove and essential services, this property is a practical option for families and first-time buyers.

- Sun drenched living and dining areas
- Fresh kitchen equipped with an electric cooktop and dishwasher
- Master bedroom featuring a built-in wardrobe for added convenience
- Two additional bedrooms, each with built-in wardrobes offering plenty of storage
- Off-street parking with extra storage under the house and in the shed
- Family-friendly bathroom with bath and separate shower
- Internal laundry, split system air conditioning, and gas bayonet points for year-round comfort
- Spacious alfresco area overlooking the private backyard, ideal for outdoor entertaining
- Just 2 minutes to Figtree Grove shopping precinct and quick access to the M1 Motorway
- 10 minutes to Wollongong CBD and a 60-minute drive to Sydney
- Conveniently close to Figtree Public and High Schools for families

Council: \$525pq* | Water: \$173pq* | Estimated Rental Return \$720 per week

*Figures are approximate

Disclaimer: Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the information provided, and as such, McGrath Wollongong makes no statement, representation or warranty, and assumes no legal liability