

**7 Nioka Avenue, Keiraville, NSW 2500**

THE AGENCY

**House For Sale**

Wednesday, 15 January 2025

7 Nioka Avenue, Keiraville, NSW 2500

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 605 m2**

**Type: House**



Jordan Andonovski  
0410347443



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## **Auction Guide \$1,050,000**

This charming 3-bedroom, 1-bathroom home sits on a generous 605 sqm flat block with a 15.61-meter frontage, offering exciting potential for both immediate living and future development (STCA). Located just 3.3 km from Wollongong's vibrant CBD and 1.6 km from Wollongong University, this property is perfectly positioned for those looking to invest in the area's growth. Key features include: 3 well-sized bedrooms, perfect for family living or shared accommodation. A bright and functional bathroom with modern fixtures. Spacious open-plan living and dining areas. Single carport with easy access to off-street parking. With a large, level block, this property offers ample space for further development, whether it's expanding the current home, adding a granny flat, or exploring multi-unit potential (STCA). The generous 15.61-meter frontage further enhances its development prospects, making it an ideal investment in a high-demand location. Close to local amenities, schools, and public transport, this home is a rare opportunity to secure a prime piece of real estate with long-term potential. Whether you're a first-time buyer or a savvy investor, the possibilities here are endless. Don't miss out on this fantastic development opportunity! Contact us today to arrange a viewing. &nbsp;