

**7 Parsons Street, West Wollongong, NSW, 2500**

molenaar + mcneice

**House For Sale**

Saturday, 28 December 2024

7 Parsons Street, West Wollongong, NSW, 2500

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Danny Peterson

## New Beginnings

potential | character | location

This original cottage set upon a spacious 911 sqm parcel of land offers an opportunity to renovate, improve or add value. Positioned within a desirable family friendly pocket of West Wollongong, it's only moments to Keiraville village. With a functional layout, the current home offers four bedrooms, timber flooring and vast level backyard to utilise. This is an excellent opportunity for investors and builders to acquire a blank canvas with a sizeable land parcel to start fresh, add or extend.

what you will love

- > land dimensions: 15.24m x 60.35m
- > excellent scope for further additions (S.T.C.A)
- > original four bedroom residence brimming with potential
- > spacious secure backyard
- > excellent side access to yard and detached garage
- > reverse cycle air conditioning
- > neat and tidy kitchen, original bathroom
- > two minute drive to Keiraville village
- > UOW precinct only 1.6km, easy access to the M1
- > council = \$2,428 pa, water = \$688 pa, land size = 911 sqm

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 accuracy of the information provided by our vendors, and as such, Molenaar and McNeice makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.