



4 Mangerton Road Wollongong, NSW

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SOLD BY STONE REAL ESTATE | DARNELL HASELAU & PAUL PIACENTIN

Price: \$850,000

Endless potential on 682.9sqm

Boasting a prized address on the CBD fringe and period charm in abundance, this superb property welcomes all-comers to explore its vast potential. A brilliant project for the keen buyer seeking to create a gorgeous home, or the perfect site for a brand-new duplex (STCA), it sits within footsteps of local cafes and bus stops and only minutes from the hospital, Wollongong CBD and an array of schools.

- Versatile opportunity in a sought-after growth setting ? ready to capitalise
- Spacious traditional floor plan with lounge plus formal dining, neat gas kitchen
- Lovely wraparound front verandah with fretwork, cosy patio to private rear
- Generously sized block complete with a wonderfully lush, green backyard
- Future scope for classic comfort, luxe family rebuild or dual-occupancy (STCA)
- Optimal lifestyle locale close to transport links, city entertainment and beaches

Council rates \$588.34pq approx.



Darnell Haselau
0426 400 240



Paul Piacentin
0411 754 884

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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.