



7 Finlayson Street Wollongong, NSW

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SOLD BY STONE REAL ESTATE | SARAH WARD & LANA MICEVSKA

E3 commercial opportunities with home + studio

Enjoy the easy living and exceptional flexibility on offer with this superb property, boasting E3 Productivity Support zoning just a few minutes from the CBD. Ideal for warehousing or light industry, offices, creative workspace and much more (STCA), it provides immense potential complete with a cosy cottage-style home plus a 30sqm (approx.) detached studio and plenty of covered parking onsite.

- Convenient location on 505.9sqm (approx.) close to beaches, shops and Coniston station
- Neat family residence or perfect downsizer with high ceilings, robes throughout
- Kitchen with dishwasher, skylights and breakfast bench; bathroom with spa tub
- Reverse-cycle A/C units, garage plus double carport and ample driveway parking
- Current film and photography studio to rear, situated in large level backyard
- Great versatility of use ? scope for mechanic, gym, retail premises etc (STCA)

Auction: 03/10/2024 05:30 pm

Price: \$1,100,000



Sarah Ward

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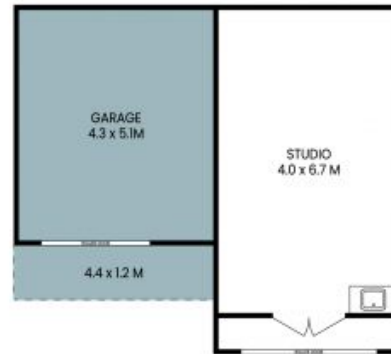
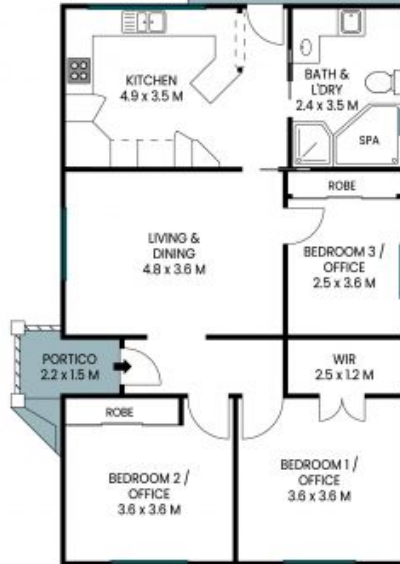
Lana Micevska

0409 740 446

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INT : 89m²
EXT : 42m²
GARAGE : 22m²
STUDIO : 30m²

CARPORT /
COVERED
AREA
6.0 x 5.6 M



Detached



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.