



39 Phillips Crescent Mangerton, NSW 3  2  1 

Luxury lifestyle cottage close to quality schools

Renovated to a high-end contemporary spec, with an abundance of outdoor living and entertaining space to enjoy, this warm and tasteful residence provides a superb first family home opportunity. Embraced by leafy privacy and filled with glorious natural light, it rests approx. 750m from Mount Saint Thomas Public School, 1km from Figtree Grove and a 3.5km commute from Wollongong CBD.

- Classic picket-fence street appeal pairs perfectly with designer vibes inside
- Elegant lounge plus sunny dining, hardwood floors throughout, ducted air-con
- Sleek stacker-door flow to grand rear deck, level backyard with Colorbond fence
- Stone kitchen benchtops and breakfast island, substantial storage, steam oven
- Generous master bed with blackout blinds, wall-to-wall robe and couple's ensuite
- Stunning family bath and laundry, NBN connected, solar power, oversized garage
- Exceptional home base or investor option on a centrally located 866sqm (approx.) block
- Approx. 1.2km from TIGS, 1km from Figtree Grove and 3.5km from Wollongong CBD

The below rates are provided as a guide:

Inspect: Saturday, 19th October 2024 12:15 - 12:45

Price: Price Guide \$1,049,000



Sarah Ward

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Lana Micevska

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39 Phillips Crescent Mangerton

INT : 126m²
EXT : 60m²
GARAGE : 24m²



(NOT SHOWN IN ACTUAL LOCATION/
ORIENTATION)

The site plan and floor plan are not to scale, measurements are indicative and in metres. Bathets 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.

