



48 Eleebana Crescent Koonawarra, NSW

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Perfect project approx. 450m from Koonawarra shops

Ready to rejuvenate on a level 575.4sqm (approx.) block, this peacefully located property has seen better days ? but a resourceful handyman or keen renovator won't miss the potential in its charming features, well-proportioned rooms and cosy feel. Boasting a convenient address close to schools and Wollongong CBD transport, and only approx. 500m from lakeside reserve, this is your chance to turn a house into a home.

- Quaint 1970s fixer upper providing excellent value for a young family or investor
- Single-storey layout with open-plan lounge and dining area, basic kitchen
- Original timber floorboards near-throughout, three bedrooms with ceiling fans
- Private, flat and fully fenced backyard with no immediate neighbours to rear
- Bathroom with tub/shower combo, separate internal laundry, lock-up garage
- Approx. 550m to Koonawarra Public School + preschool and Wollongong bus stop
- Approx. 1.3km to public pool, 1.7km to Dapto Mall, 1.8km to Kanahooka High School

The below rates are provided as a guide:
Council rates \$464.40pp approx.

Inspect: Saturday, 9th November 2024 2:15 - 2:45

Price: Price Guide \$570,000



Michael Schlegel

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Site Plan



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.