



262 Gladstone Avenue Mount Saint Thomas, NSW



### Bright and refreshed home with immense potential

Beautifully immersed in a radiant northerly aspect, 'Valestone Cottage' is a recently refreshed timber clad home that offers a move-in ready opportunity and development potential (STCA) on a gently sloping 507sqm (approx.) corner block. Set within 1.1km of Coniston Station, approx. 1.7km away from Figtree Grove Shopping Centre and approx. 3km to Wollongong CBD's shops, eateries and beaches.

- Scope to renovate, extend, knock-down/rebuild or develop into a duplex (STCA)
- Excellent opportunity for first homebuyers, downsizers and investors alike
- Well-presented living zone for everyday comfort plus a dedicated sunroom/office
- Entertaining patio and private grassed yard bathing in all-day sunshine
- Spacious gas kitchen features AEG dishwasher and plenty of timber storage
- Two generous bedrooms include main with built-in wardrobe plus a full bathroom
- New paint, air conditioning, fans, extra w/c plus double garage at the rear
- Approx. 1.1km to Mount St Thomas Public School, parks and playing fields

The below rates are provided as a guide:  
Council rates \$540.16pp approx.

**Inspect:** Saturday, 16th November 2024 1:00 - 1:30

**Price:** Price Guide \$720,000 - \$790,000



**Neil Webster**

0439 028 748



**Yenson Mui**

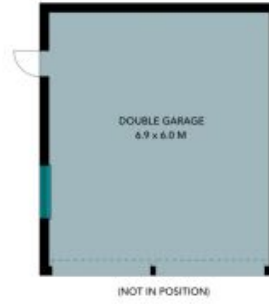
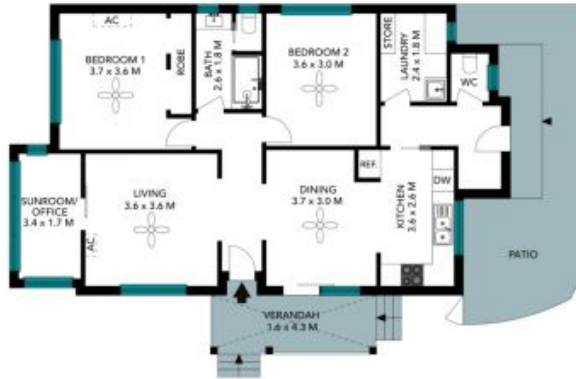
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Site Plan



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.

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.