

**SOLD**

## CHARM, CONVENIENCE & CHOICE

Let the popular and calm surrounds of West Wollongong envelop you in this charming and inviting three bedroom residence.

Set on a generous 651 square meter parcel of land with a 19m frontage, this property offers plenty of space with possibilities galore. You'll feel right at home the moment you walk through the door, with a bright and airy interior and a selection of desirable features.

Immaculate presentation & style, you will love the layout. The master bedroom includes the comfort of air conditioning, with 2 of the 3 generous bedrooms including built-in-robos. The inviting lounge flows with comfort, light and space, presenting with an electric fire place, air conditioning and an outlook to your private balcony, the perfect spot to take in the serenity of those tranquil mountain views.

You'll love having the option of a formal or casual dining straight off the updated kitchen, which is equipped with ample cupboard space, gas cooking and breakfast bar. The tiled bathroom is fresh and clean in white and green tones.

Enjoy alfresco dining or a barbecue with family and friends, while you watch the kids play in the in-ground swimming pool, a great way to make the most of the glorious Aussie sun.

This inviting home also features a single garage downstairs that is currently being used as air conditioned extra accommodation with a toilet / bathroom / laundry, plus a lovely secure landscaped yard with a garden shed.

This is an opportunity for you to secure a fabulous home in a terrific, sought after location. Positioned so close to your choice of local quality schools, neighbourhood shops, transport, Figtree Grove or Wollongong's shopping, beautiful beaches and dining precinct, plus an approximate 4 minute drive to Wollongong University... everything you need for lifestyle and practicality is at your fingertips.

This gem has been treasured and loved and it's now time to start a new chapter with a very lucky new owner.

- 3 bedrooms with scope for more
- Immaculate presentation throughout

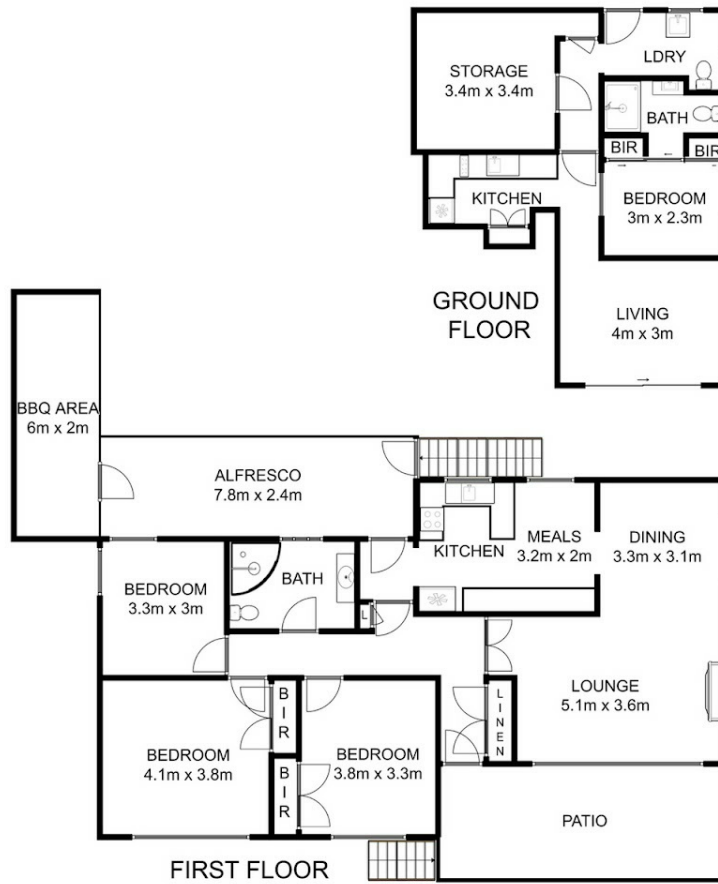
**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$940,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Monique Headington**  
**0412122293**  
mon@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



**15 Abercrombie Street West Wollongong**  
 Total Approx. Floor Area 200 SQ.M

Open2view used the best endeavors to make the information on this floor plan accurate and true. Unit area if shown is approximate only.  
 Open2view does not guarantee or warrant the accuracy of any information or statement contained on the above floor plan.  
 Buyers should not rely on this floor plan as indicating the final design, appearance, content or as constructed format of the building.  
 Buyers must make and rely on their own enquiries and should obtain advice in making any decision based on the information contained herein.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.