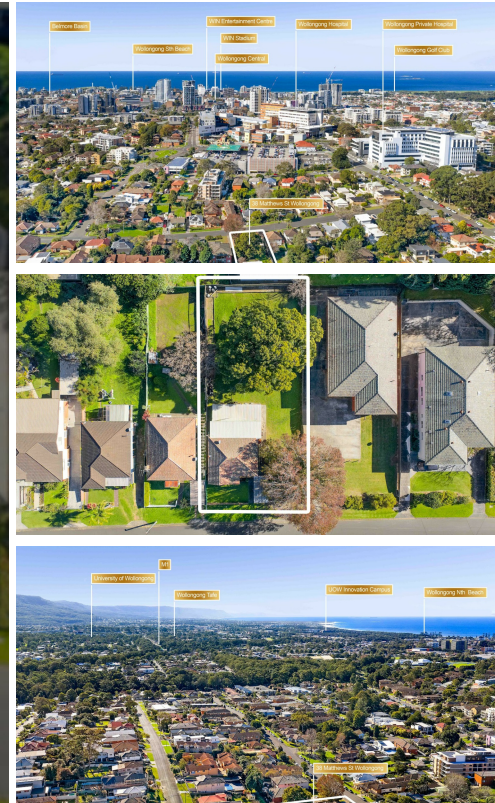
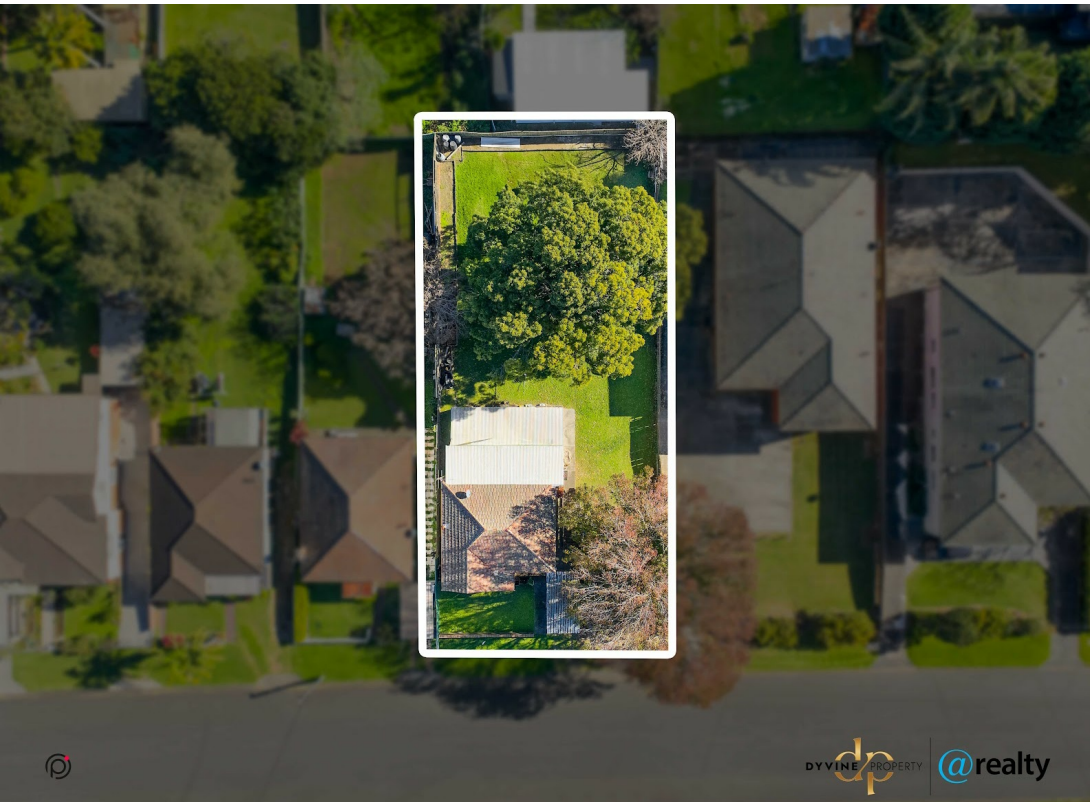




FOR SALE

907M² (APPROX.) OF OPPORTUNITY | R2 ZONING | 20M FRONTAGE

RENOVATE. REBUILD. SUBDIVIDE. DEVELOP — STCA
A rare Wollongong opportunity with serious landholding appeal.

Set on an impressive approx. 907m² parcel with a generous 20m frontage, 38 Matthews Street presents an exciting range of possibilities for homeowners, builders, investors and developers.

Whether you're looking to transform the existing residence, build your dream home, explore subdivision or investigate future development potential, this substantial block provides the scale and flexibility to think big — subject to council approval (STCA).

The existing three-bedroom home features a separate lounge and dining area together with a carport, offering the option to renovate and capitalise on the property's existing improvements or explore what may be possible for the site.

THE OPPORTUNITY

- Approx. 907m² landholding
- Approx. 20m frontage
- R2 Low Density Residential zoning
- Existing 3-bedroom residence
- Separate lounge and dining
- Carport
- Scope to renovate, rebuild, subdivide or develop STCA
- Substantial land in an established Wollongong location

LOCATION. LIFESTYLE. POTENTIAL.

Positioned in a highly sought-after pocket of Wollongong, the property places an enviable range of amenities and lifestyle attractions within easy reach.

Conveniently located close to:

- Wollongong Private and Public Hospitals
- University of Wollongong
- Wollongong CBD

3 BED | 1 BATH | 1 CAR

PRICE:

Price Guide \$1,375,000

OPEN FOR INSPECTION:

N/A



Vicky Dukleski

0422605833

vicky.dyvineproperty@atrealty.com.au

www.atrealty.com.au