74 MINNEGANG STREET, WARRAWONG, NSW, 2502









FOR SALE

TWO UNITS ON ONE TITLE WITHOUT STRATA FEES WITH A COMBINED RENTAL INCOME OF $850

The well-appointed home showcases optimal storage, while a dedicated study provides the ideal space for work. For those who love to entertain, the rumpus room creates endless possibilities for family gatherings and relaxation. Step outside to your private balcony, perfect for morning coffee or evening unwinding while taking in the neighbourhood views.

Located on a generous 663 square metre block, this property offers space that's increasingly rare. The home comes equipped with contemporary conveniences including pay TV access and broadband internet availability, ensuring you're connected to everything that matters.

Warrawong presents an exceptional lifestyle opportunity, positioned just 90 kilometres from Sydney CBD while maintaining its own unique character.

The location couldn't be more convenient with Warrawong Plaza, one of the region's three major shopping centres, right at your doorstep. Whether you're catching the latest blockbuster at Hoyts cinemas, enjoying a film at the boutique Gala cinemas, or accessing medical services at nearby Port Kembla Hospital, everything you need is within easy reach.

- Major regional shopping centre within walking distance
- Multiple cinema options for entertainment
- Excellent medical facilities nearby including Port Kembla Hospital
- Strong public transport links connecting to greater Wollongong and Sydney

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this information. Any photographs show only certain parts of the property as they appeared when taken. Areas, amounts, measurements, distances, and all other numerical information are approximate only. Note: Every care has been taken to verify the accuracy of the details in this

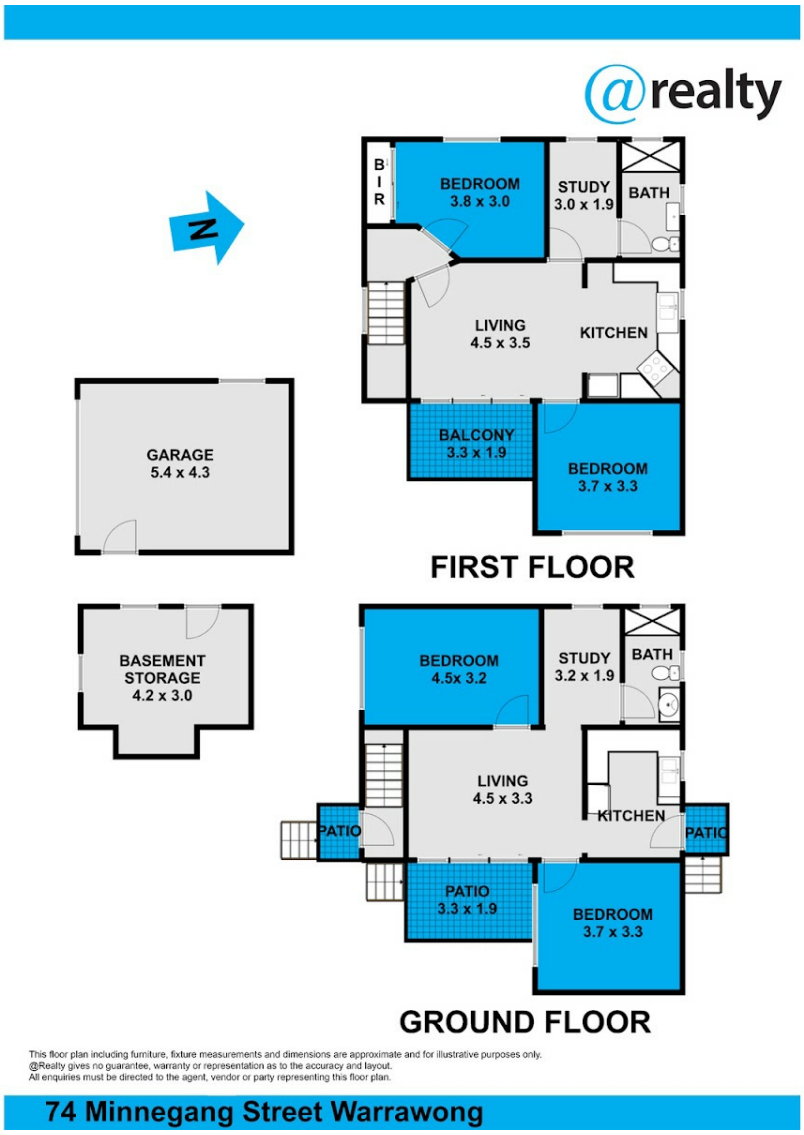
4 BED | 2 BATH | 1 CAR

PRICE:
$959,000

OPEN FOR INSPECTION:
N/A



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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.

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