

Dimosons

3 Hixson Street, PORT KEMBLA

 3  2  1

Price: \$649,000
696 sqm

Fast Facts



- • Owned by same family for over 50 years!
- • Polished cypress pine floors
- • High decorative ceilings w/ ornate cornices
- • New colorbond roof (2018)
- • Renovated bathroom w/ floor to ceiling tiles
- • Renovated kitchen
- • Large sunny backyard backing onto reserve
- • Ocean glimpses
- Quiet street

Description



Surprise Port package - rare gold potential!

"First time on the market in 50+ years, this character-filled home has real development potential and will appeal to new buyers and savvy investors alike…"

-
- • 3 bedroom home on large 696sqm block
- • Renovated kitchen and bathroom
- • Character touches throughout
- • Gorgeous polished timber floors
- • Brand new (2018) Colorbond roof
- • Single garage, workshop and big sunny yard
- • Ocean glimpses
- Ideal first home or investment!

There's a lot to say about this address, and it's all good. Nestled in a quiet street along Port Kembla's northern fringe, **this 3-bedroom home packs a surprising punch** - a golden opportunity that's appearing on the market for the first time in 50 years.

Take a closer look and you'll discover the clues that make this home such a great buy. Owned by the same family for more than half a century, it has clearly been cared for and retains many **character features including rich cypress floorboards**, high decorative ceilings and skirtings, plus picture rails and ornate cornices.

Balancing this is the **renovated kitchen and bathroom** (including floor to ceiling tiles) - the hard work already done to give an updated face to these light-filled spaces. These sit within a floor plan that is incredibly simple yet appealing - comprising three bedrooms, bathroom, lounge, dining and kitchen.

Step outside and you'll appreciate the real extras here. The separate laundry includes an additional shower and toilet, while the single car garage also features a handy workshop space. These help frame the **sunny, large back yard** that backs onto a reserve for extra privacy - and with such a large block, there is bonus potential to add a second dwelling (STCA).

Topping it all off (literally!) is a **brand new Colorbond roof, gutters and fascias** - a smart finish for a smart buyer. Add an ocean glimpse from the front balcony, a short walk to the train and close proximity to shopping and beaches, and you have a rock solid buy in any market.

Could THIS be the opportunity you've been looking for? To find out, contact the Robert Dimovski Team today on 4258 0088.

Inclusions



External

-
- • PVC + brick and cladding exterior
- Brand new colour bond roof (2018)

Car Accommodation

-
- • Single garage
- Ample driveway parking

Entry

-
- • Front porch
- • Screen door
- Cyprus floorboards

Lounge

-
- • Cyprus floorboards
- • High ceilings
- • Ceiling cornices
- 1 x double power point

Dining

-
- • Cyprus floorboards
- Formal dining room

Kitchen

-
- • Tiled floor
- • Tiled splash backs
- • Double sink
- • Electric stove top cooking
- • Stainless steel appliances
- • Dishwasher space
- Plenty of cupboard space

Master Bedroom

-
- • Cyprus floorboards
- • Ceiling cornices
- Windows with curtains and locks

Bedroom 2 & 3

-
- • Cyprus floorboards
- • Ceiling cornices
- Windows with curtains and locks

Bathroom

-
- • Tiled flooring
- • Wall tiles

- • Corner bath
- • Separate shower
- • Cabinet with single sink
- Wall mirror

Laundry

-
- • Exterior laundry
- Wash tub

Additional

-
- • Large sunny backyard
- • External toilet
- • Workshop
- Ocean glimpses

Outgoings

Council Rates:

Wollongong City Council

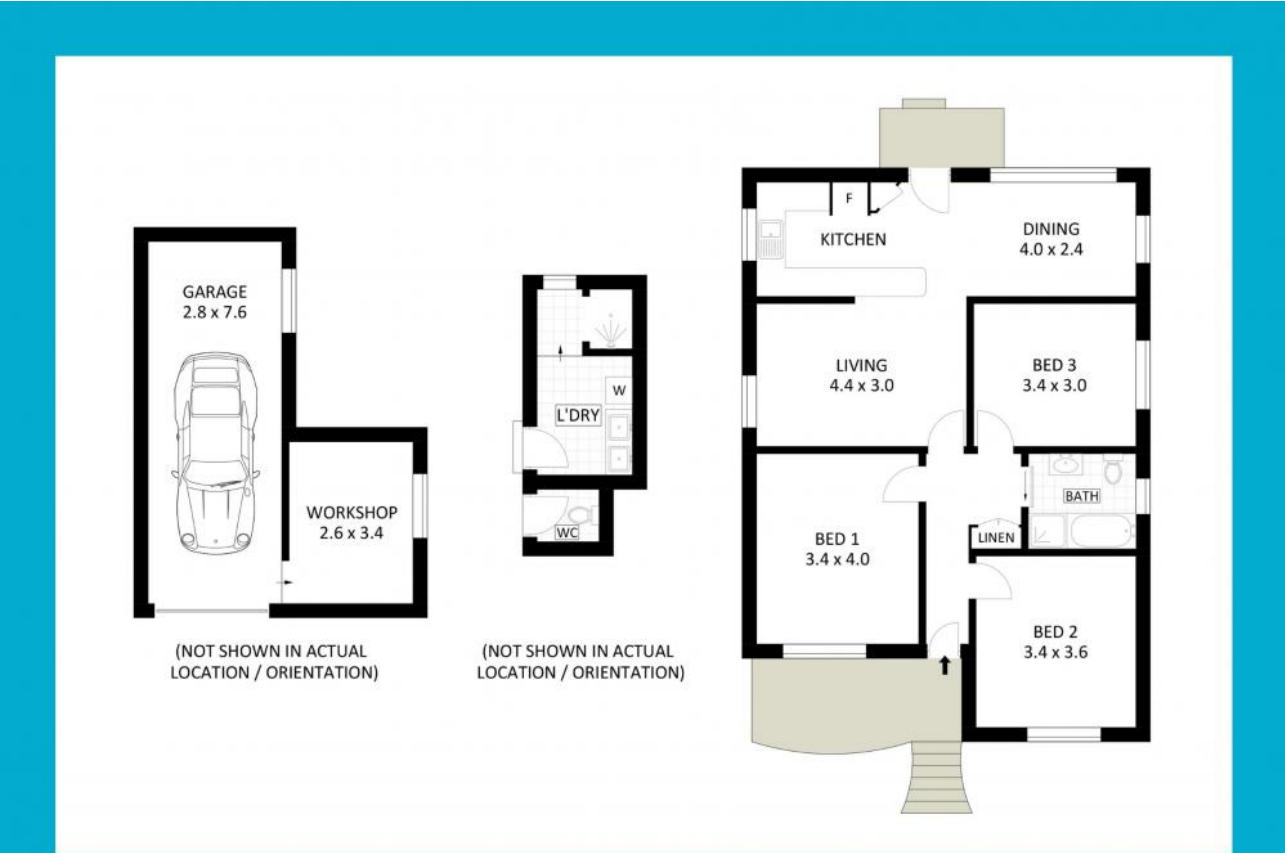
\$395.03 per quarter

Water Rates:

Sydney Water

\$171.96 per quarter

Floor Plan 1



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

About Port Kembla



Port Kembla is an amazing family friendly suburb, consisting of only 2,067 homes, you will absolutely love living here.

Being just 8 kilometers away from Wollongong CBD and only 16 minutes to Shellharbour City Centre it is the place to live. (or 1 and a half hours to Sydney CBD)

Port Kembla's local features include several parks, nature reserves, a Saltwater Olympic pool and Port Kembla's highest point, Hill 60, overlooking the Five Islands and Red Point. Port Kembla is home to 3 stunning beaches - MM Beach, Fishermans Beach and award-winning Port Kembla Beach, seasonally patrolled from September to April. You will enjoy the sunny outdoor lifestyle Port Kembla has to offer.

However, the best thing about living here is not only the convenience to motor ways, Port Kembla Train Station and bus stops but it's the shopping precinct only minutes away from Port Kembla. Enjoy restaurants, cafes, local cinemas and all major shopping brands including Coles, Woolies, Aldi, Bunnings, Harvey Norman, JB Hi Fi and other major shops all just less than just 3 minutes away.

Port Kembla is the perfect place to raise a family, retire or if convenience is what you are after, it has it all.

Links

[St Patrick's Catholic Primary School](http://www.stpat.nsw.edu.au/)

<http://www.stpat.nsw.edu.au/>

[Kemblawarra Public School](http://www.kemblawarra-p.schools.nsw.edu.au/)

<http://www.kemblawarra-p.schools.nsw.edu.au/>

[Saint Francis of Assisi Primary School Warrawong](http://www.sfawdow.catholic.edu.au/)

<http://www.sfawdow.catholic.edu.au/>

[Illawarra Senior College](http://www.fiveislands-h.schools.nsw.edu.au/)

<http://www.fiveislands-h.schools.nsw.edu.au/>

[Port Kembla Surf Lifesaving Club](https://www.portkemblasurfclub.com.au/)

<https://www.portkemblasurfclub.com.au/>

[Port Kembla Cricket Club](http://www.portkemblacricket.org/)

<http://www.portkemblacricket.org/>

Relevant Documents



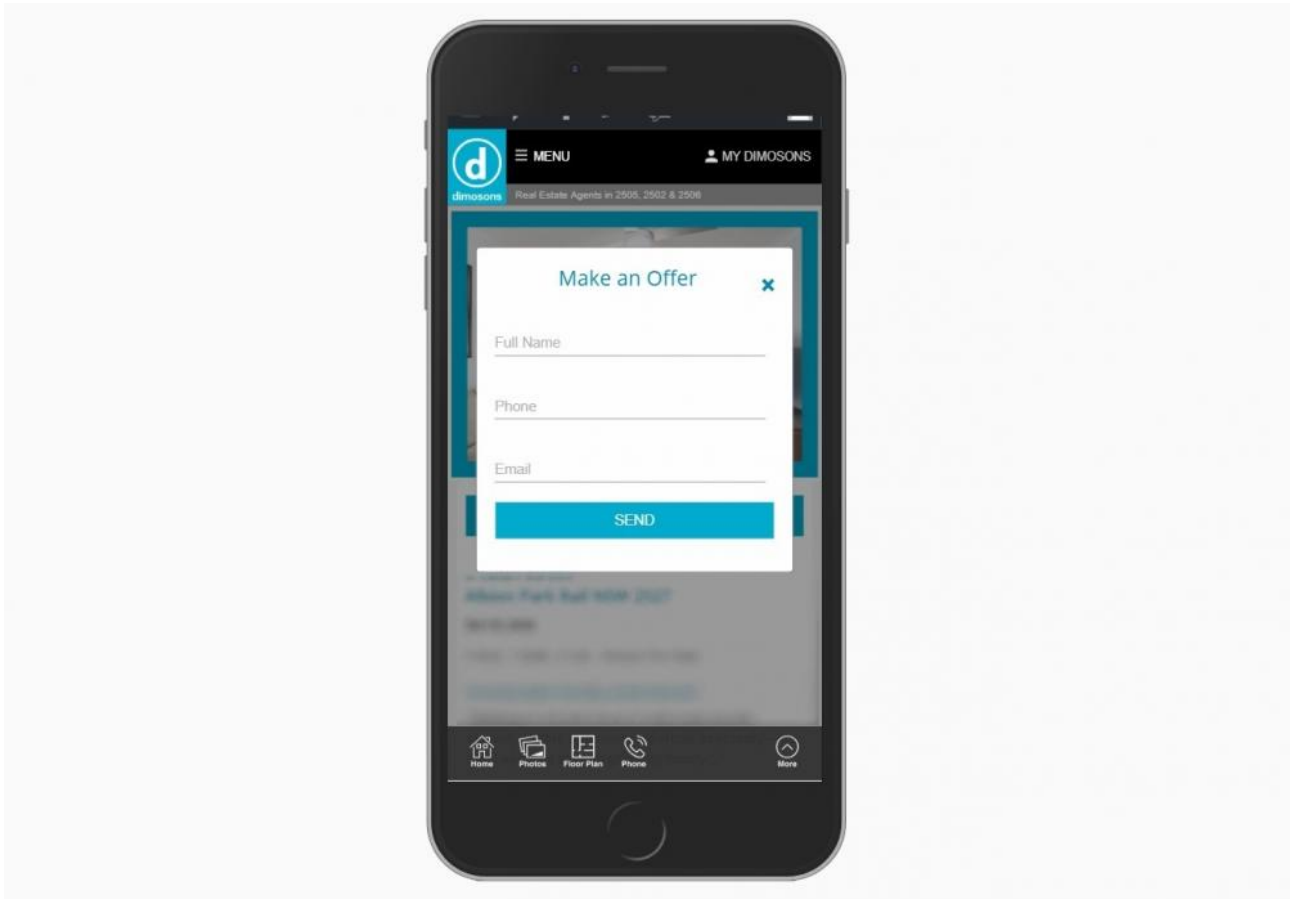
[Link To Contract](#)

<https://dimosons.com.au/property/properties-for-sale/for-sale-3-hixson-street-port-kembla-nsw-2505/>

[Print Appraisal Letter](#)

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Make An Offer



To make a formal offer on this property, please follow the link below & complete the Make An Offer form. We will give you a call to discuss your offer further.

Please note that this written Notice of Offer does not bind either party to an agreement, the buyer may change their mind at any stage up to exchange of contracts with no penalty.

Should there be multiple offers of the same figure terms and conditions will be investigated or a second round of offers will be announced.

Links

[Make An Offer](#)

<https://dimosons.com.au/property/properties-for-sale/for-sale-3-hixson-street-port-kembla-nsw-2505/>

About Dimosons



Imagine - Love - Encourage - WOW!

We do business differently to give you the edge.

By embracing change & constantly challenging tradition Dimosons has a strong desire to improve the way our industry operates.

Our experience, track record & strength of brand puts you in the perfect position to achieve the best possible price for your property.

Visit [dimosons.com.au](https://www.dimosons.com.au) to find out how and to receive an instant property valuation on your home or investment property today.

Links

[Dimosons Real Estate Reviews](#)

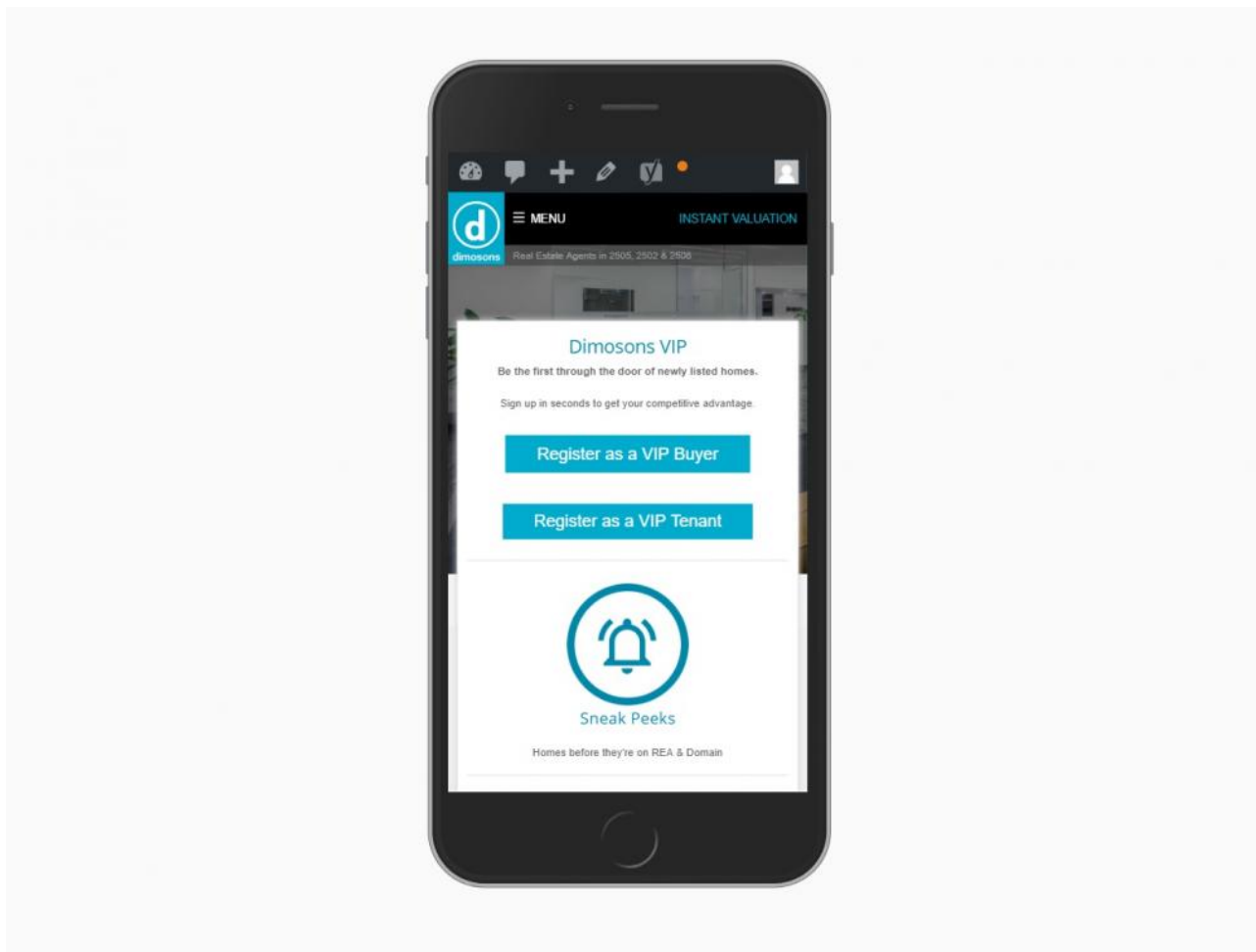


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Help For Buyers

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Contact The Robert Dimovski Team



The Robert Dimovski Team

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Links

[Contact The Robert Dimovski Team](https://dimosons.com.au/people/robert-dimovski-team/)

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