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28 Jane Avenue, WARRAWONG

4 2 3

Price: \$659,000
656 sqm

Fast Facts



-
- • Built in wardrobes in all bedrooms
- • Formal lounge & dining
- • Large timber kitchen w/ dishwasher & SS appliances
- • Covered entertainment deck off informal living areas
- • AC to informal living/dining
- • High ceilings
- • Large tiled lounge room downstairs opening to yard/gardens
- • Large rumpus room/indoor entertainment/games room
- • Under house storage
- • 1 owner built 40 years ago & loved for every minute of those 40 years

Description



First time selling in 40 years!

"Loved by the same one owner ever since, this large 4-bedroom home offers families loads of space, inside and out. A great opportunity for a lucky buyer!"

- • 4 bedroom, 2 bathroom family home
- • Quiet street close to everything
- • Formal lounge/dining plus informal living
- • Large timber kitchen
- • Remote garage with extra parking space
- • Huge rumpus room and under house storage
- Same owner its whole life - a new chapter is ready to begin!

What an opportunity to secure a lovingly cherished family home in 28 Jane Avenue - just a short drive to nearby Warrawong, Lake Illawarra and Wollongong. This home has a lot of spaces, so let's get started!

The best place to begin is out front, where you'll notice a single remote garage as well as two extra off street gated parking spots - ideal for a boat, trailer or caravan. As well as the beautifully landscaped gardens, also on

this level you'll find a large rumpus room - perfect for kids, as a gym, studio or more. Also here, along with under house storage, the laundry, an ensuite and a tiled lounge room opens to the yard.

Up on the main living level (cleverly level at one end thanks to the slope of the block), three bedrooms include built in robes, and the main bathroom includes separate toilet and separate bath and shower.

But it's the abundance of living space that truly steals the headlines here - with a formal lounge and dining flowing through to the air-conditioned informal living area alongside the timber kitchen. This kitchen includes dishwasher and stainless appliances, and entertaining is a breeze thanks to the short walk out to the covered entertaining deck.

With high ceilings and an abundance of natural light throughout, 28 Jane is a joy to behold - and has brought plenty of joy to its one and only owner. But now it's time for the next chapter… so will you be the one writing it Find out more about 28 Jane Avenue Warrawong by contacting Dimosons on 4258 0088.

Inclusions



External

-
- • Brick exterior
- • Down lights
- • Front balcony
- • Architectural balcony columns
- • Landscaped garden front

Car Accommodation

-
- • Single car remote garage + internal access
- • Bonus two gated parking spots

Entry

-
- • Wooden door
- • Tiled flooring



- Down lights

Lounge



- Adjoining lounge room & dining room



- Diming down lights



- Carpeted area



- Windows with blinds and locks

Dining



- Tiled flooring



- Down lights



- Open plan kitchen and dining

Kitchen



- Tiled flooring



- Timber kitchen



- $\frac{3}{4}$ Tiled splash backs



- Stainless appliances



- Single kitchen sink



- Electric stove top cooking



- Dishwasher



- Laminate bench tops



- Plenty of cupboard space



- Air conditioning

Master Bedroom



- Carpeted flooring



- Windows with curtains and locks



- Large mirrored built-in wardrobe

Bedroom 2 & 3



- Carpeted flooring



- • Build-in Wardrobes
- Windows with curtains and locks

Bedroom 4

-
- • Windows with blinds and locks
- • Carpeted flooring
- Duel access

Bathroom

-
- • Tiled flooring
- • $\frac{3}{4}$ wall tiles
- • Bathtub
- • Corner shower
- Separate toilet

Laundry

-
- • Cabinet with double basin
- Plenty of storage space

Entertainment Areas

-
- • Entertaining room + storage space
- • Down lights throughout room
- • Bar
- Three support columns

Additional

-
- • High ceilings throughout
- • Covered alfresco area
- • Family living room + attached bathroom
- Large backyard

Outgoings

Council Rates:

Wollongong City Council

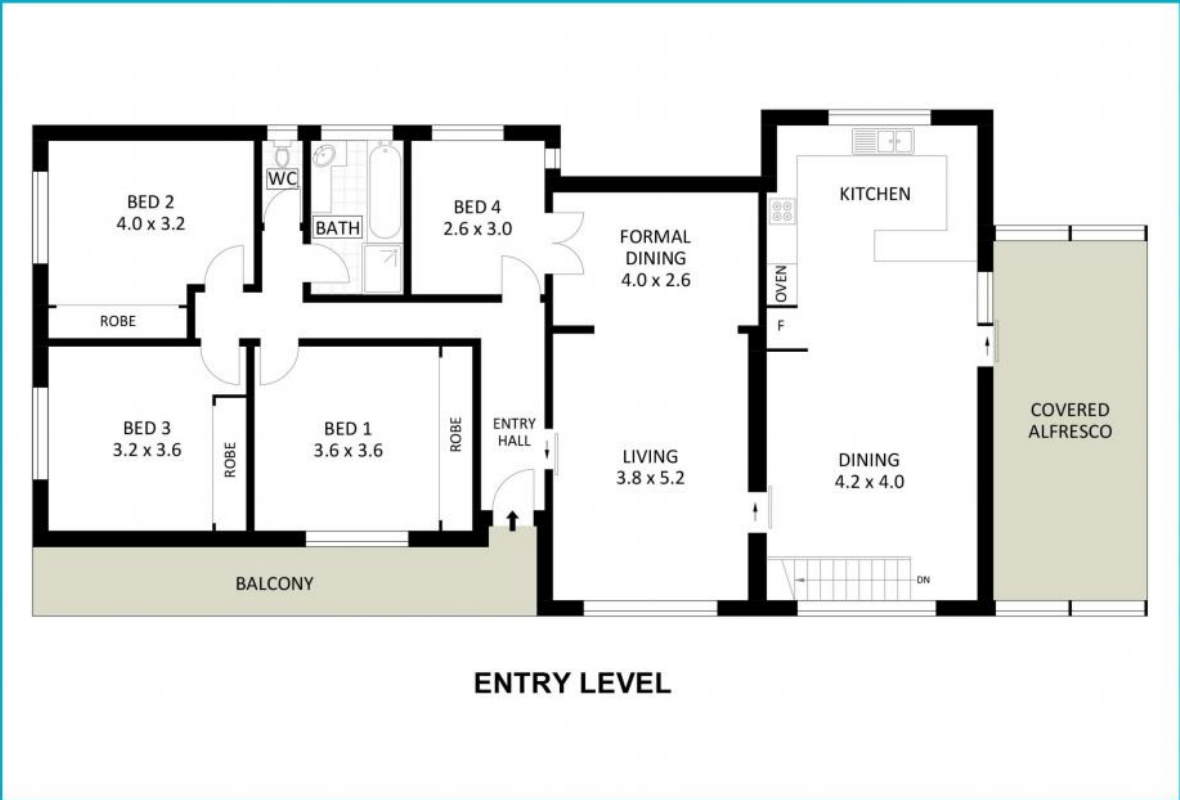
\$385.71 per quarter

Water Rates:

Sydney Water

\$171.96 per quarter

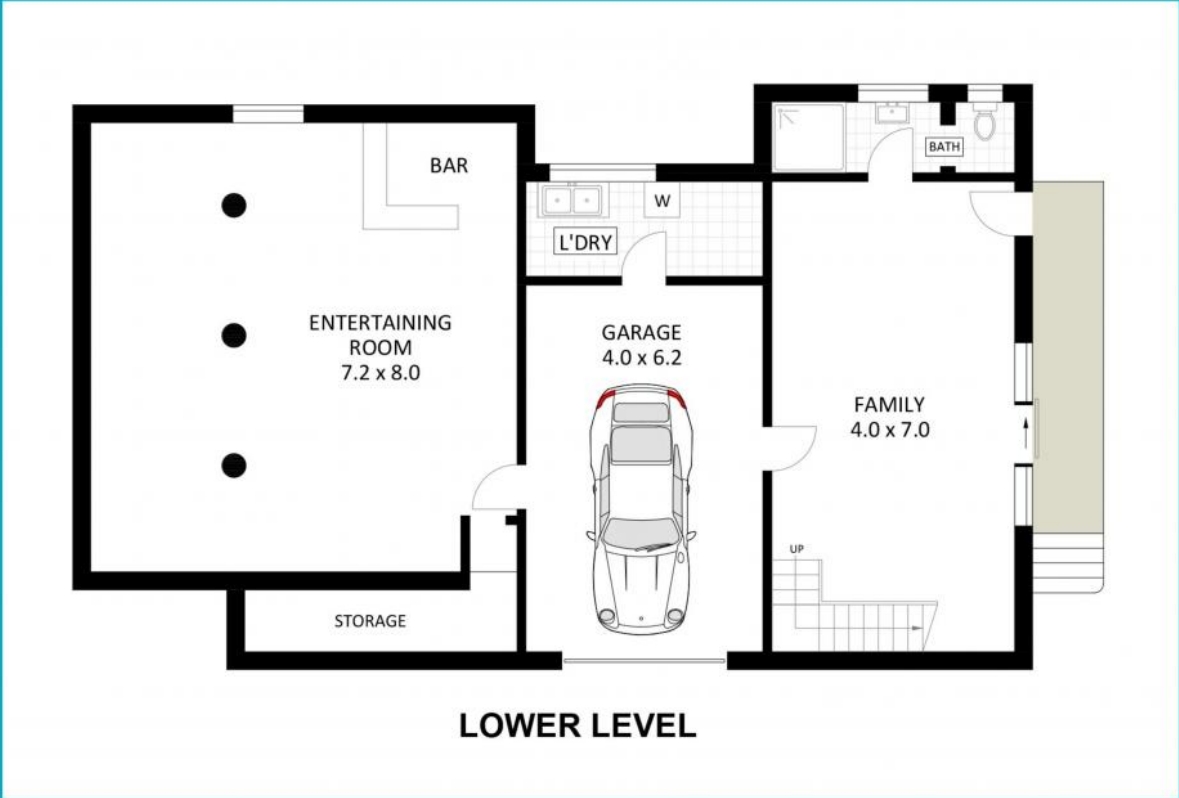
Floor Plan 1



ENTRY LEVEL

Robert Dimovski Team 0418 868 978 world class residential specialists

Floor Plan 2



Robert Dimovski Team 0418 868 978 world class residential specialists

About Warrawong



Warrawong is situated on the northeast corner of Lake Illawarra and has an approximate population of 4,752 people. It is also home to one of three major regional shopping centres; **Warrawong Plaza**. Features that make Warrawong the perfect family destination include:

-
- • Within proximity to many quality schools
- • Increase in local businesses
- • Next door to Warrawong Plaza Shopping Centre

SCHOOLS

-
- • [Warrawong High School - Flagstaff Rd](#)
- • [Warrawong Public School - Cowper St](#)
- • [St Francis of Assisi - Flagstaff Rd](#)
- • [Toddlers Palace Kindergarten - Cowper St](#)

CAFES, RESTAUNTS

-

- • The Brew Bar - Flagstaff Rd
- El Danny's Pizza - Weringa Ave

SHOPPING

-
- • Warrawong Plaza - Cowper St
- • Bunnings Warrawong - Northcliffe Dr
- Grocery stores, cinemas, clothing stores - Cowper St

TRANSPORT

-
- • Port Kembla North Station - Flinders St
- Buses along Northcliffe Dr, Cowper St, Flagstaff Rd, Third Ave & King St

OTHER

-
- [Port Kembla Hospital](#)

Relevant Documents



Links

[Download Draft Contract](#)

<https://dimosons.com.au/property/properties-for-sale/for-sale-28-jane-avenue-warrawong-nsw-2502/>

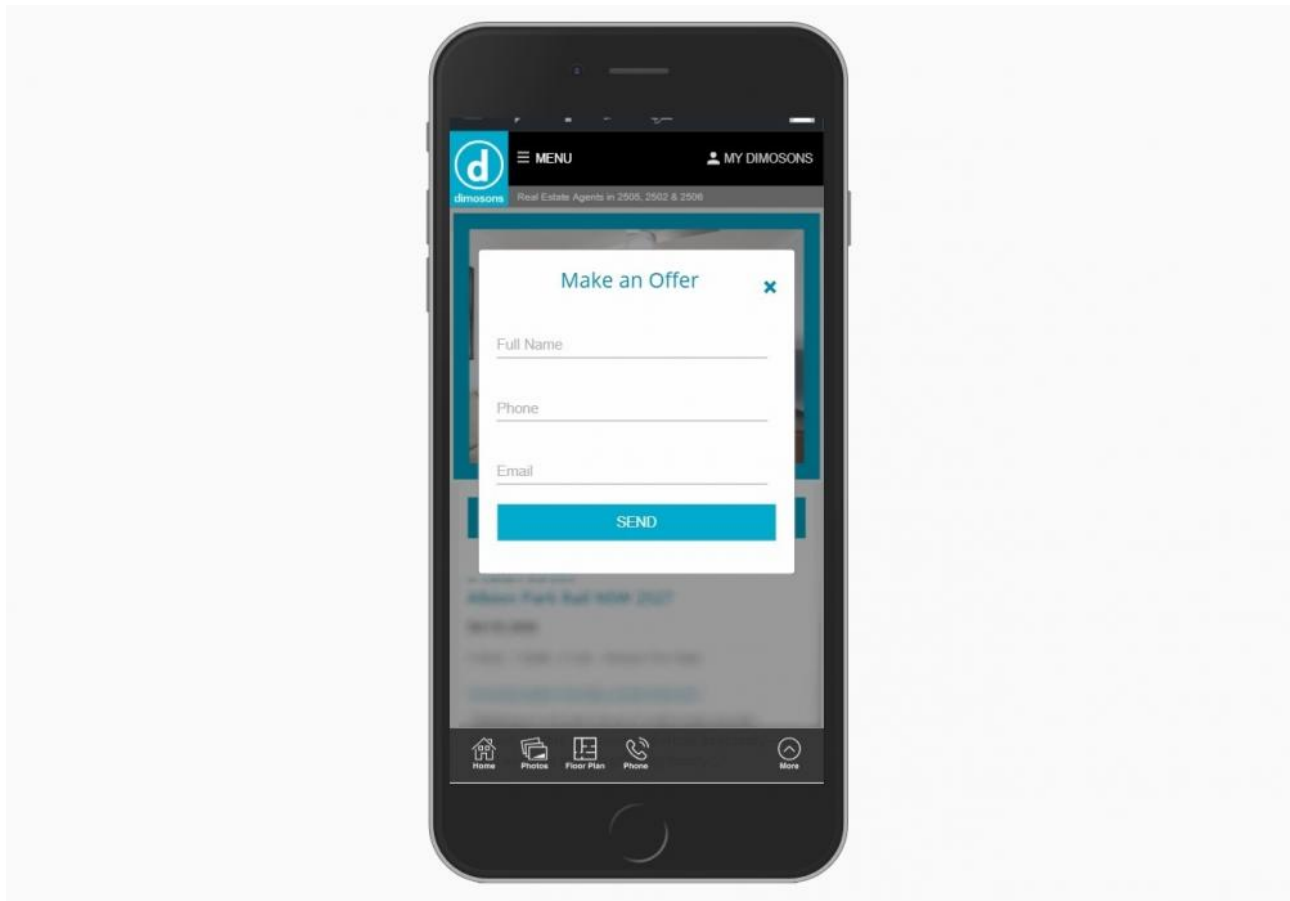
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Make An Offer



To make a formal offer on this property, please follow the link below and 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

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About Dimosons



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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.

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Links

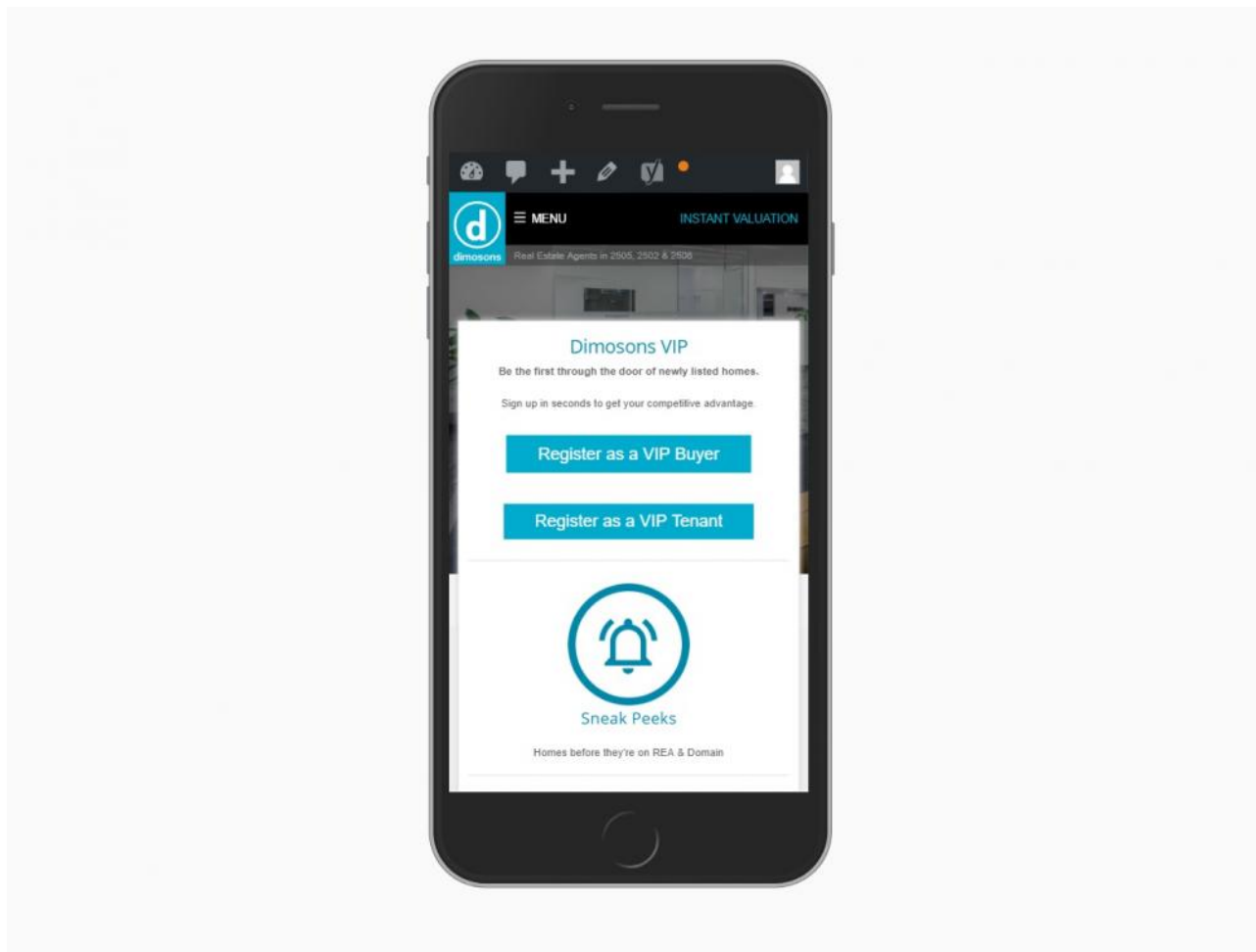
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Contact The Robert Dimovski Team



The Robert Dimovski Team

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