

Dimosons

48 Flagstaff Road, WARRAWONG

 2  1  3

Price: \$529,000
696 sqm

Fast Facts



-
- • Open plan lounge and dining with air conditioning
- • Decorative ceiling cornices throughout
- • Venetian blinds throughout
- • 3 car garaging and loads of storage
- • Large 696sqm block with level backyard
- • Rear deck overlooking Flagstaff Park and escarpment
- • Close to schools, shopping centre, restaurants, public transport and local park.
- • Minutes away from Port Kembla Beach and Port Kembla Hospital

Description



City convenience meets country cottage!

With a green backdrop and a cute cottage vibe, this 2 bedroom + study home in Warrawong offers a little slice of rural so close to the city…

-
- • 2 bedroom + study/3rd bedroom home
- • Large 696sqm block with level backyard
- • 3 car garaging and loads of storage
- • Large sunny rooms with character touches
- • Rear deck overlooking Flagstaff Park and escarpment
- • Close to Port Kembla beaches, schools, shopping, city

Located on the fringes of Warrawong, where the suburb meets parkland, this 2/3 bedroom home offers you the convenience of a location close to everything and the ambience of a rural setting. With this best of both worlds in mind, let's take a look around!

Your vehicles are more than catered for here, with loads of off street parking and not one, not two, but three car garaging on-site (a double and a single garage). Cars, boats, trailers, bikes, jet skis, caravans - there's space for

whatever you have.

Out front, the small veranda oozes street appeal and natural light, with a sunroom welcoming you inside. Turn left and floating timber floors, decorative ceiling cornices and gorgeous feature window are on full display in the large air-conditioned front lounge/dining room - a calming place to relax and make your own.

The floating timber flooring continues into the feature-packed kitchen (with stainless steel appliances, double sink, gas cooktop and ample storage) as well as the bedrooms. The master bedroom includes a ceiling fan, and even an adjoining study - easily converted to a third bedroom.

Tiles replace the floating timber in the bathroom, which includes a large corner bath, and in the laundry - conveniently accessed from the covered back deck. It's out here that you'll enjoy stunning views out across your level backyard and beyond to Flagstaff Park and the escarpment.

What's more, it's just a short drive to schools, shopping and dining - not to mention nearby beaches and a train station five minutes walk away.

Is this the balance you've been looking for? Find out by contacting the award-winning Robert Dimovski Team at Dimosons on 4258 0088 today!

Inclusions



External

-
- Vinyl cladding exterior
- • Corrugated galvanised iron roof
- Front veranda

Car Accommodation

-
- • Double car garage
- • Additional single garage
- Off street parking

Entry/Sunroom

-
- • Tiled flooring
- • Wooden door
- • Security screen door
- • North-east facing sunroom

Lounge/Dining

-
- • Floating timber flooring
- • Air conditioning
- • Decorative ceiling cornices
- • Downlights
- • Venetian blinds

Kitchen

-
- • Floating timber flooring
- • Stainless steel kitchen appliances
- • Double sink
- • Gas cook top
- • Dishwasher
- • Oven
- • Laminated bench top

Master Bed

-
- • Floating timber flooring
- • Ceiling fan with light
- • Venetian blinds
- • Adjoining study

Bedroom 2

-
- • Floating timber flooring

- - Venetian blinds

Study

- - Floating timber flooring
 - Connected to the main bedroom

Main Bathroom

- - Tiled flooring
 - - $\frac{3}{4}$ tiled walls
 - - Vanity with sink
 - - Mirrored cabinet with storage
 - - Corner bathtub with shower over bath
 - - Heating and exhaust fans

Laundry

- - - External laundry off porch
 - Basin with storage space

Additional

- - - Large 696sqm block with level backyard
 - - Backing onto Flagstaff Park
 - - Rear deck overlooking park and escarpment
 - - Close to schools, shopping centre, restaurants, public transport and local park
 - - Minutes away from Port Kembla Beach and Port Kembla Hospital

Outgoings

Council Rates:

Wollongong City Council

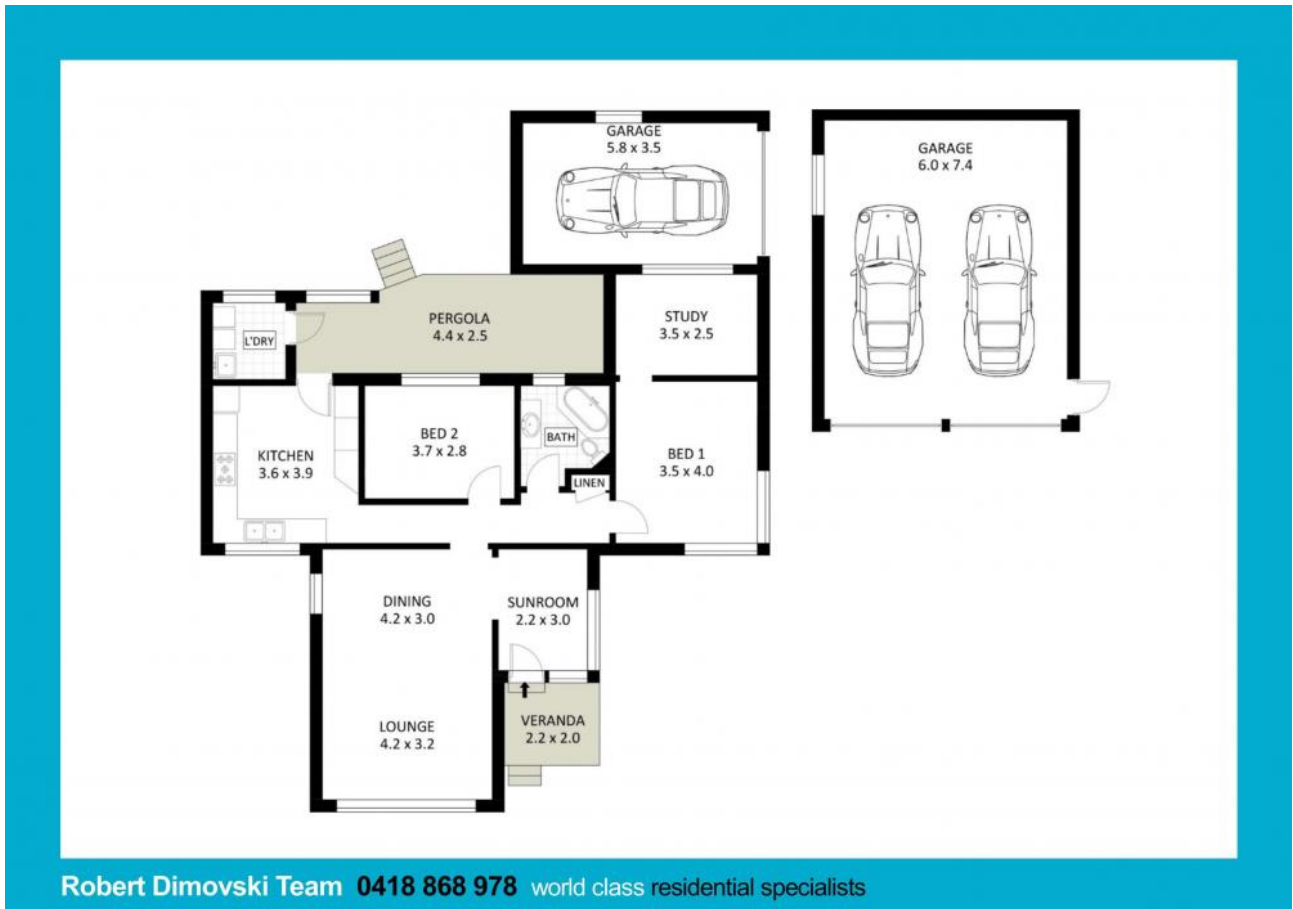
\$403.74 per quarter

Water Rates:

Sydney Water

\$171.96 per quarter

Floor Plan 1



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, RESTAURANTS

-

- • 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](#)

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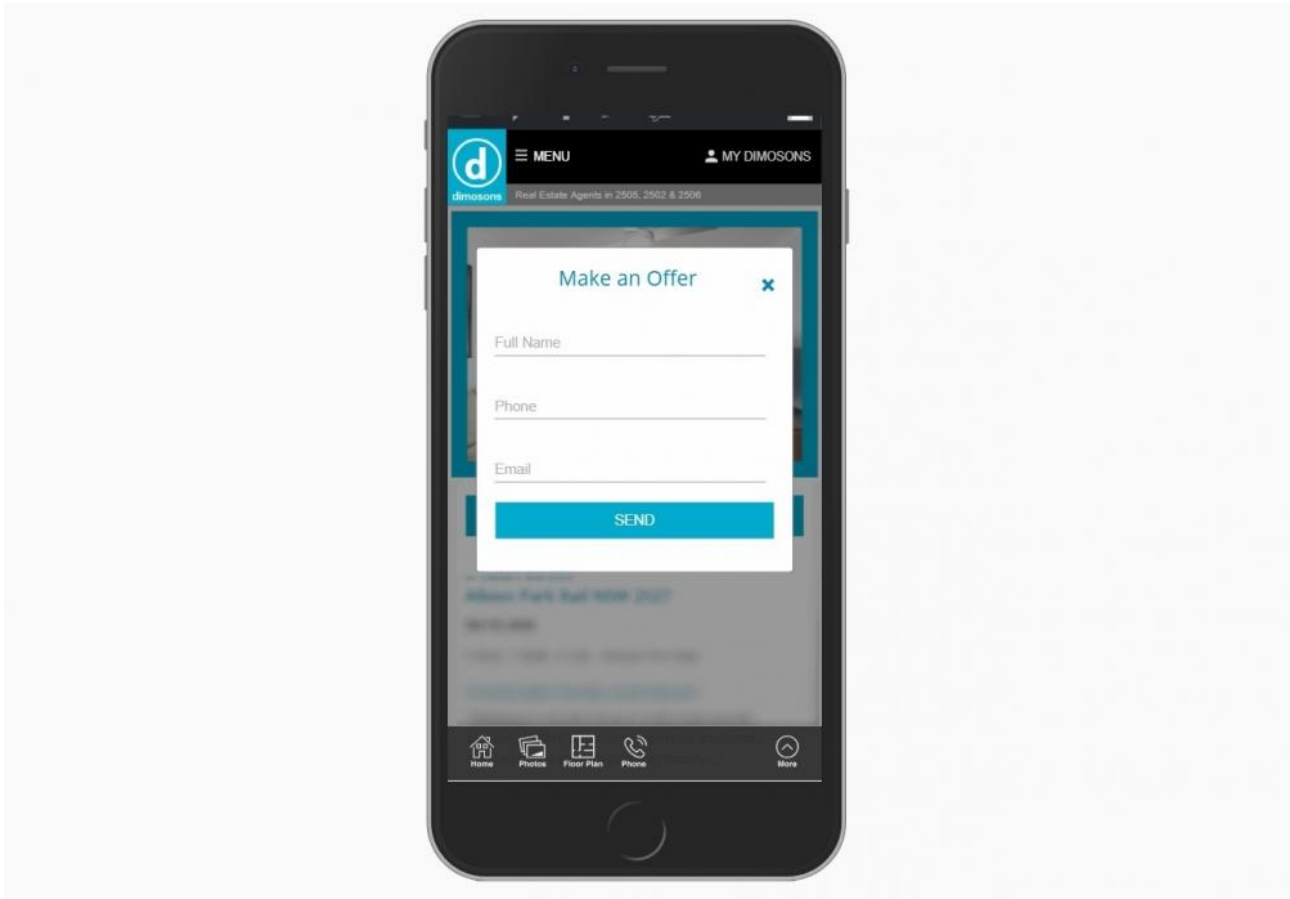
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Make An Offer



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

[Make An Offer](#)

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About Dimosons



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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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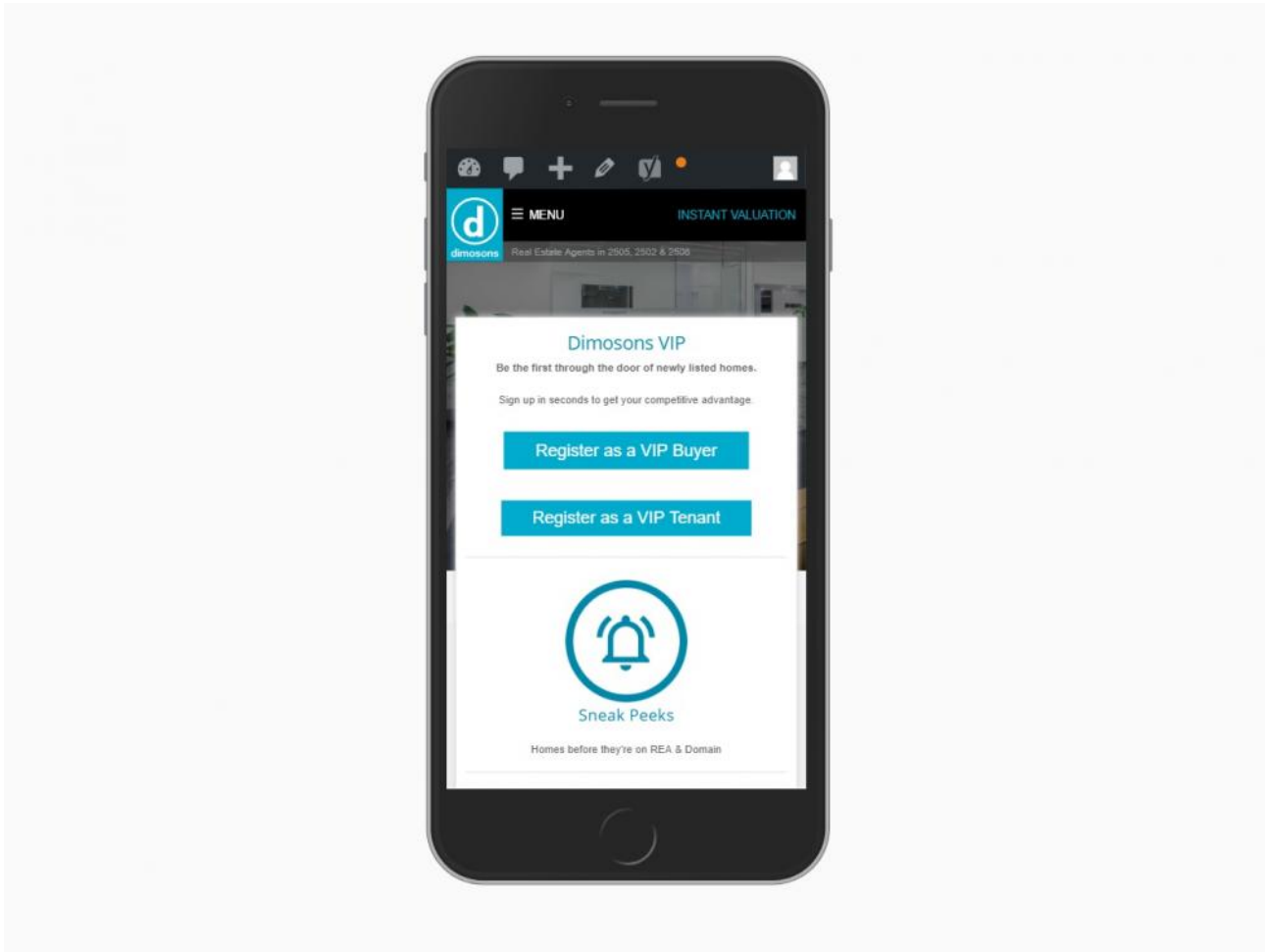
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Contact The Robert Dimovski Team



The Robert Dimovski Team

Dimosons Real Estate

Phone: 0418 868 978

Email: sales@dimosons.com.au

Web: <https://dimosons.com.au>

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