



Dimosons

98 Flagstaff Road, WARRAWONG

 4  1  4

Price: \$599,000
601 sqm

Fast Facts



-
- • 3 bedroom double storey Warrawong home
- • Only one owner - on market after 43 years
- • Carport space for up to 4 vehicles
- • Tiled flooring downstairs, timber upstairs
- • Huge kitchen dining space with study and bar
- • Extra rumpus room, lounge and sunroom
- • Escarpment and bush views
- • Close to schools, cafes, shopping and more

Description



First time selling in 40 years!

With just one owner in all its 43 years, this 4-bedroom home has so much going for it for an owner looking to bring their own vision to this large block…

-
- • 4 bedroom double storey Warrawong home
- • Only one owner - on market after 43 years
- • Carport space for up to 4 vehicles
- • Tiled flooring downstairs, timber upstairs
- • Huge kitchen dining space with study and bar
- • Extra rumpus room, lounge and sunroom
- • Escarpment and bush views
- Close to schools, cafes, shopping and more

This is an awesome opportunity to secure a property that has had just one owner since 1975. With outside undercover parking for 4 cars, and two levels of living, this address offers a rare blueprint with loads of potential.

For starters, you'll be impressed by the sheer number of spaces to entertain or relax in. On the tiled ground floor, there's an expansive open plan loft-style kitchen/dining/living area. The kitchen includes downlights, double sink, walk-in pantry and island bench, while the rest of the space is yours to fill to suit. A study nook (below the stairs) and bar are bonus additions.

You'll also find a separate rumpus room (with adjacent storage room) on this level - to use as a games room, studio, gym, office or more. And the fun continues upstairs too, with a north-facing sunroom (with balcony) and a separate air-conditioned lounge - which could be joined with the sunroom or even converted to a 4th bedroom.

Speaking of bedrooms, the current three include a good-sized carpeted master and the main bathroom comprises a separate bath and shower. An extra toilet is located downstairs in the oversized laundry.

Add in escarpment views from the balcony, a sunny rear yard that backs onto the reserve, nearby schools, transport, shopping and even your very own popular local cafe; just across the road, and this is a great spot to stake your claim.

To find out more, contact the World Class Robert Dimovski Team at Dimosons today on 4258 0088.

Inclusions



External

-
- Brick construction
-
- Tiled roof
-
- 2 Storey home
-
- Front balcony

Car Accommodation

-
- Carport spaces for 4 cars

Entry

-
- Timber flooring

-
- • Wooden door
- Security screen door

Lounge (Upstairs)

-
- • Timber flooring
- Air conditioning

Sunroom (Upstairs)

-
- • Timber flooring
- • Sliding door leading to cosy north facing balcony
- Escarpment, mountain and park views

Master Bed

-
- • Carpet flooring
- Good sized bedroom

Bedroom 2 & 3

-
- Timber flooring

Bathroom

-
- • Tiled flooring
- • Bath tub
- • Separate shower
- • Single sink vanity with storage
- • Large wall mirror
- Water closet separate

Kitchen

-
- • Tile flooring
- • Double sink
- • Electric cook top
- • Oven
- • Walk in pantry
- • Downlights
- • Island bench
- Open plan kitchen & dining

Dining

-
- • Tile flooring
- • Downlights
- • Open plan kitchen & dining
- • Study nook off dining
- Bar area connected to dining

Rumpus

-
- • Tile flooring
- • Brick feature wall
- Extra storage space off rumpus

Laundry

-
- • Oversized internal laundry
- • Tile flooring
- • External access
- 2nd toilet

Additional

-
- • 43 Years young with only 1 owner
- • North facing rear yard backing onto reserve
- Close to shopping, schools, restaurants and transport

Outgoings

Council Rates:

Wollongong City Council

\$369.54 per quarter

Water Rates:

Sydney Water

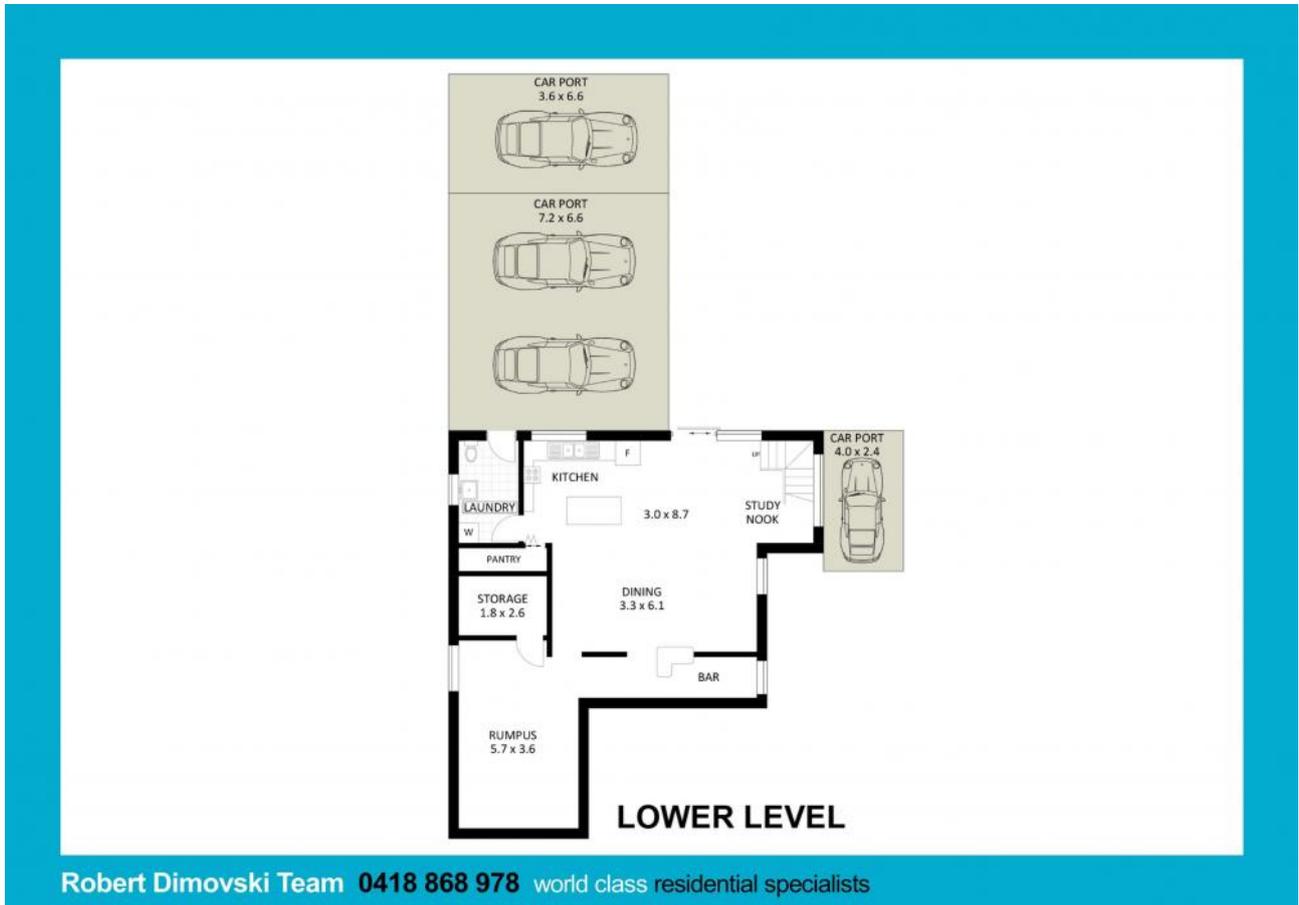
\$171.96 per quarter

Floor Plan 1



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/house-for-sale-98-flagstaff-road-warrawong-nsw-2502/>

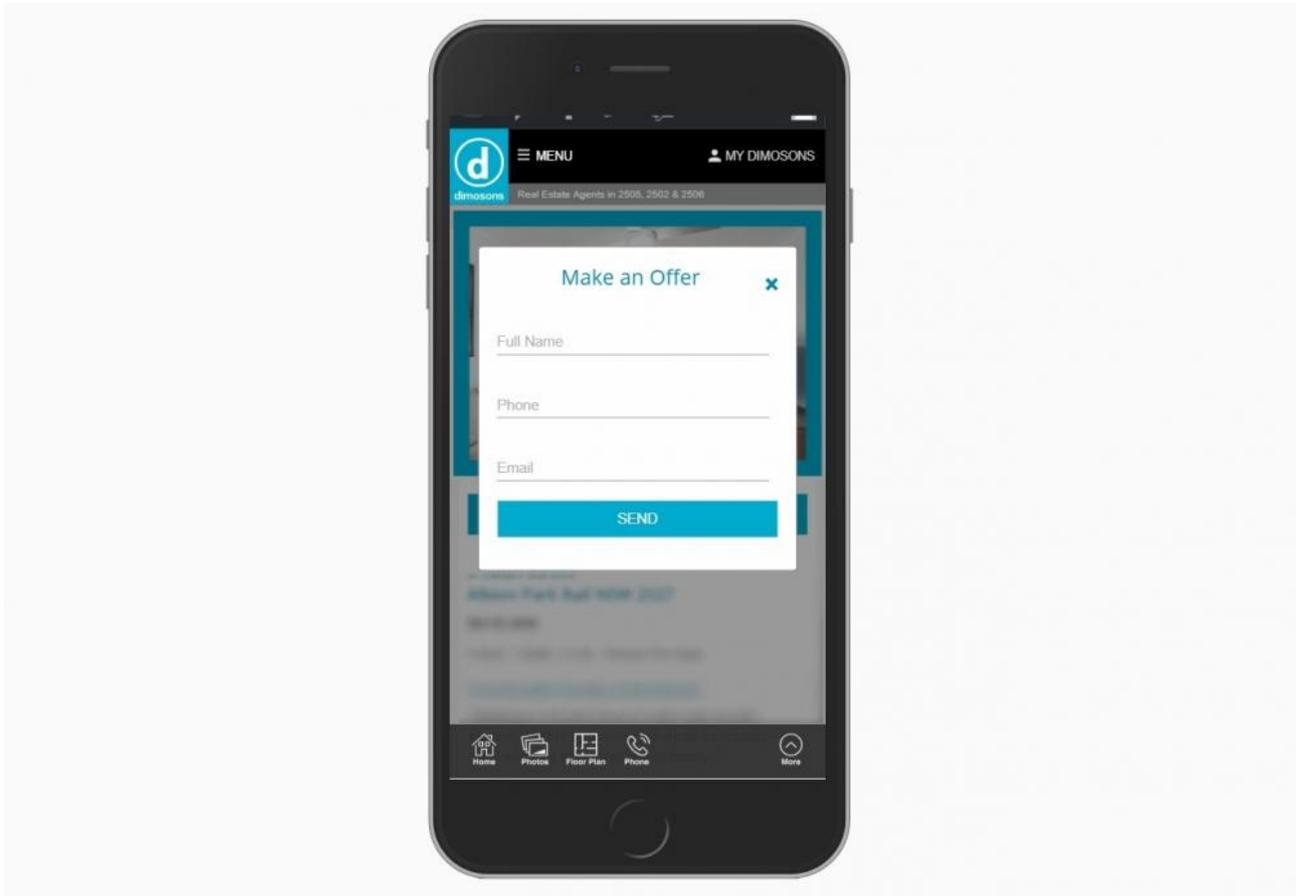
[Download Rental Appraisal Letter](#)

<https://dimosons.com.au/property/properties-for-sale/house-for-sale-98-flagstaff-road-warrawong-nsw-2502/>

[Download Brochure](#)

<https://dimosons.com.au/property/properties-for-sale/house-for-sale-98-flagstaff-road-warrawong-nsw-2502/>

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](https://dimosons.com.au/property/properties-for-sale/house-for-sale-98-flagstaff-road-warrarong-nsw-2502/)

<https://dimosons.com.au/property/properties-for-sale/house-for-sale-98-flagstaff-road-warrarong-nsw-2502/>

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

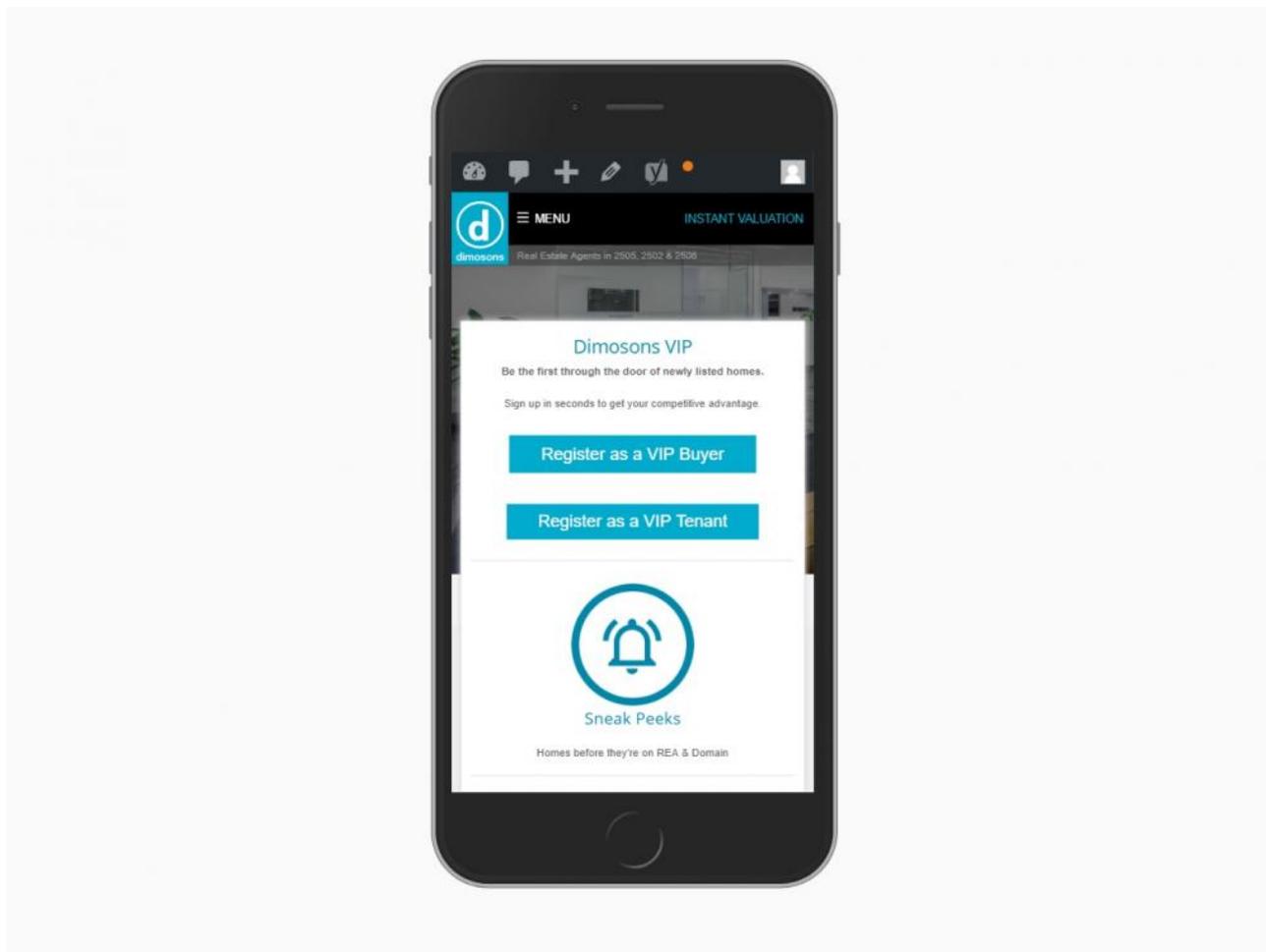
[Dimosons Real Estate Reviews](#)

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

[Book An Appraisal](#)

<https://dimosons.com.au/property-valuation/>

Register as a VIP Buyer



Links

[Register as a VIP Buyer](https://dimosons.com.au/dimosons-vip/)

<https://dimosons.com.au/dimosons-vip/>

Help For Buyers

Links

[Why Use Dimosons To Buy?](https://dimosons.com.au/why-use-dimosons-to-buy/)

<https://dimosons.com.au/why-use-dimosons-to-buy/>

[Step-By-Step Guide To Buying](https://dimosons.com.au/step-by-step-guide-to-buying/)

<https://dimosons.com.au/step-by-step-guide-to-buying/>

[Conveyancing For Buyers](https://dimosons.com.au/conveyancing-for-buyers/)

<https://dimosons.com.au/conveyancing-for-buyers/>

[Stamp Duty Calculator](https://dimosons.com.au/stamp-duty-calculator/)

<https://dimosons.com.au/stamp-duty-calculator/>

[Real Estate Jargon](https://dimosons.com.au/real-estate-jargon/)

<https://dimosons.com.au/real-estate-jargon/>

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>

Links

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

<https://dimosons.com.au/people/robert-dimovski-team/>

Disclaimer

TERMS AND CONDITIONS

COPYRIGHT

© All rights reserved. No part of this digital web book or PDF brochure may be reproduced without the written permission of Dimosons Pty Ltd 2018 trading as Dimosons Real Estate.

DISCLAIMER

All images are the property of Dimosons Real Estate. Photographs representing the home are taken at the specified sale address with minimal superficial retouching only. No elements have been removed or added.

Plans provided are a guide only and may not be complete or accurate.

Dimosons Real Estate will not be liable to you (whether under the law of contract, law of torts or otherwise) in relation to the contents of, use of, or otherwise in connection with this publication.