



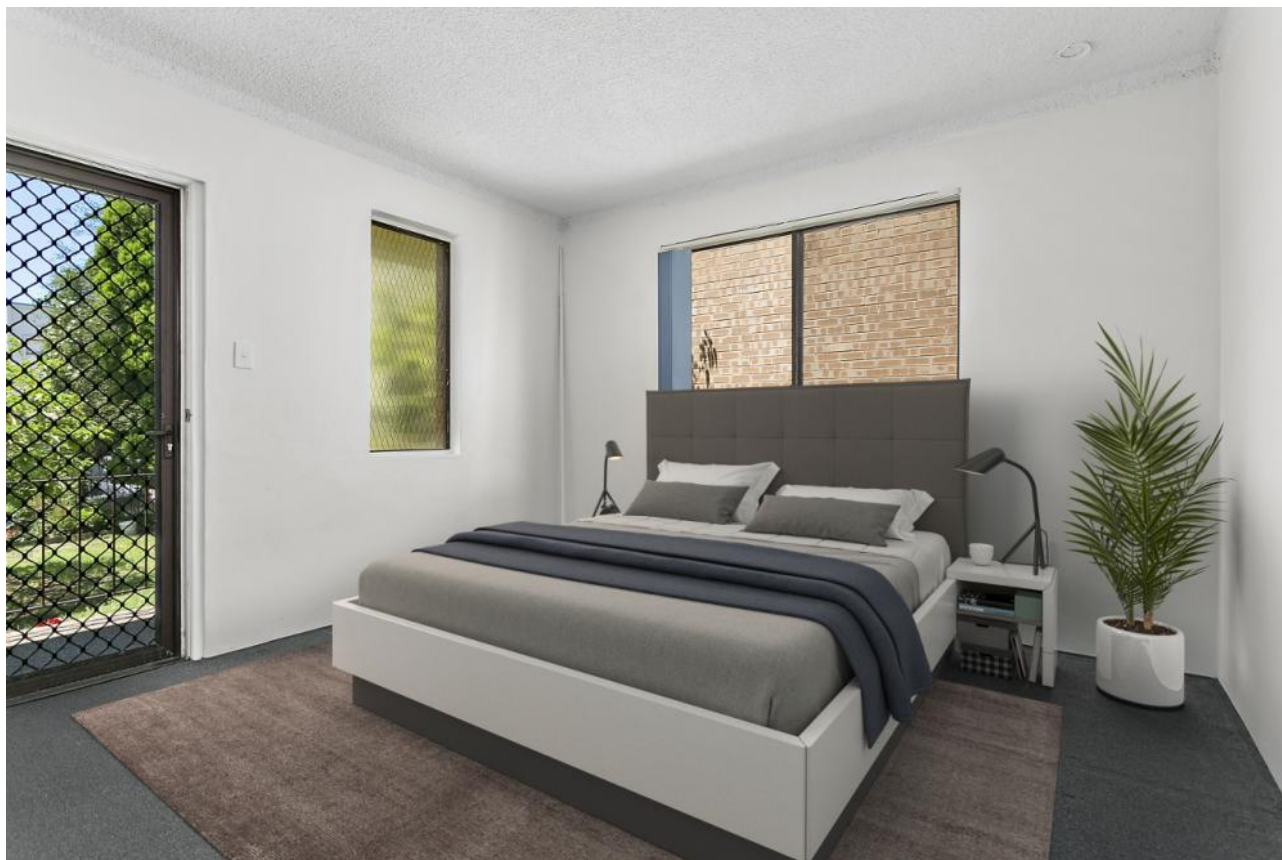
# Dimosons

1/165 Wentworth Street, PORT KEMBLA

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Price: \$419,000

## Fast Facts



- 
- • 3 bedroom ground floor unit
- • Solid brick complex
- • Open living and adjacent kitchen
- • Good sized bedrooms
- • Nicely kept gardens and yard
- • Parking space at rear
- • Main street location - be quick!

## Description



## Savvy investment in Port's café strip!

**Smart buying opportunity right here, with a rare 3-bedroom ground floor unit that enjoys a leafy outlook and ridiculously close proximity to coffee and cake&hellip;**

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- Main street location - be quick!

Conveniently located on the ground floor, this 3-bedroom unit in the beating heart of Port Kembla impresses with its neutral décor, large bedrooms and list of features.

Part of a small solid brick complex, with a parking space via Wentworth Lane, this unit has everything you need in a seaside home base or clever investment. The biggest surprise is how private it feels - set back from the main

street and even offering a delightful communal garden and front yard.

Inside, the décor is neutral, with a carpeted living room alongside the compact, well-designed kitchen. All three bedrooms offer natural light, carpet and ample space - with one enjoying direct access to the balcony. The bathroom includes shower over full bath and the internal laundry keeps everything in-house.

Incredibly liveable as is, you can choose to renovate or relax - with barista-made coffee just a minute from your front door. Add in Port's other shopping attractions, plus nearby transport, schools and beaches and there's a lot to like.

3-bedroom units are rare in this form - savvy buyers know this! Find out more about this timely opportunity by contacting the Robert Dimovski Team at Dimosons on 4258 0088 today!

## Inclusions



### External

- 
- Solid brick construction
- 
- Ground level unit

### Car Accommodation

- 
- 1 off street parking space
- 
- Rear lane access

### Entry

- 
- Wooden door
- 
- Security screen door

- 
- Carpet flooring

## Lounge/Dining

- 
- • Carpet flooring
- Vertical blinds and window locks

## Kitchen

- 
- • Double sink
- • Electric cook top
- • Electric oven
- • Pantry
- • Tiled splashback
- • Laminated bench top
- Tiled flooring

## Master Bed

- 
- • Balcony access
- • Carpet flooring
- Vertical blinds and window locks

## Bedroom 2 & 3

- 
- • Carpet flooring
- Vertical blinds and window locks

## Bathroom

- 
- • Tiled flooring
- • Sink

- • Mirror
- • Tiled walls
- Bathtub with shower over bath

## Laundry

- 
- • Basin with storage space
- • Internal laundry
- • External access
- • Tiled flooring
- Wall shelving

## Additional

- 
- • Minutes away from Port Kembla Beach and Lookout Hill 60
- Close to schools, shopping centre, restaurants, public transport and local park

## Outgoings

### Council Rates:

#### **Wollongong City Council**

\$291.00 per quarter

### Water Rates:

#### **Sydney Water**

\$171.96 per quarter

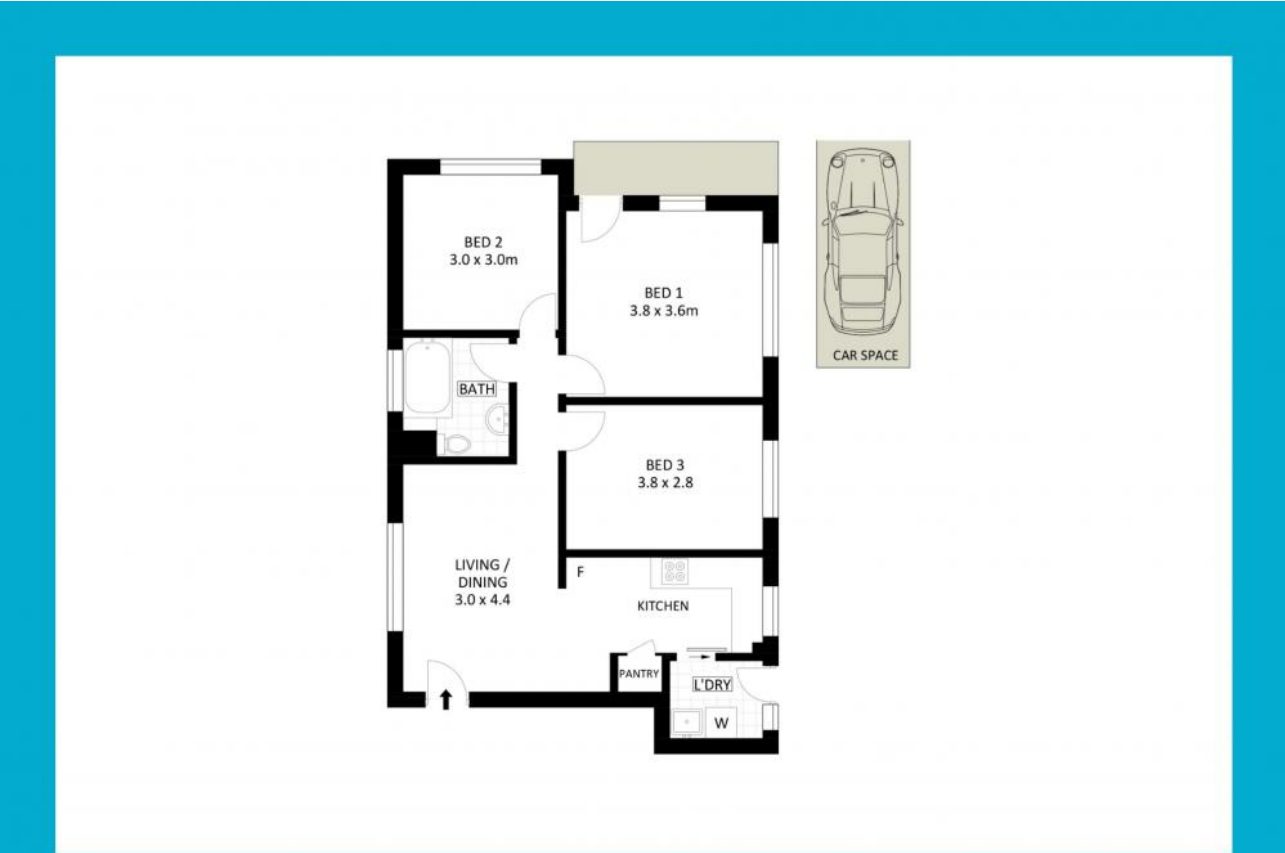
### Strata Levies:

#### **Private Strata**

\$150.00 per quarter



Floor Plan 1



## 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.

## Relevant Documents



### Links

[Download Draft Contract](#)

<https://dimosons.com.au/property/properties-for-sale/unit-for-sale-1-165-wentworth-street-port-kembla-nsw-250>  
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[Download Rental Appraisal Letter](#)

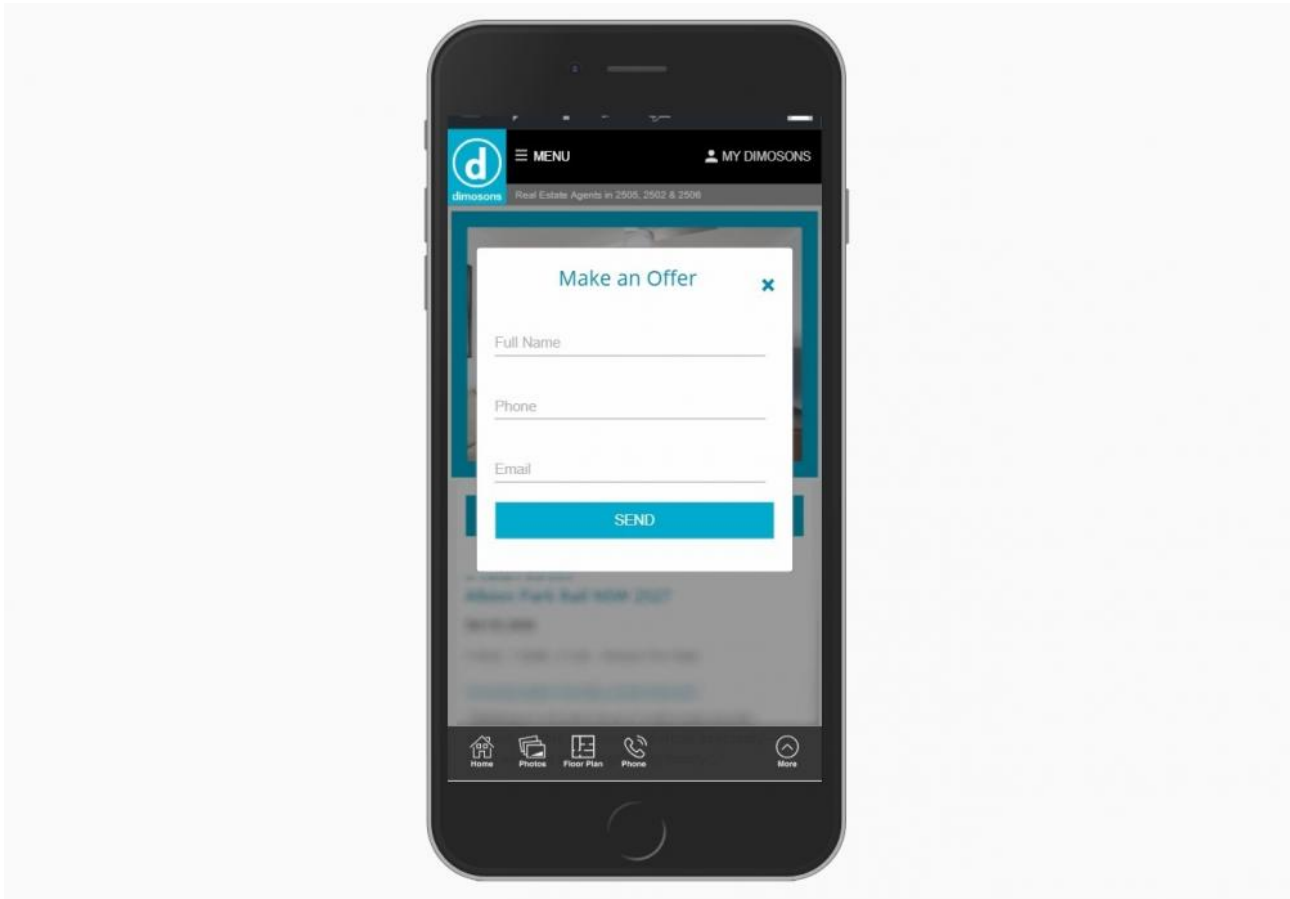
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[Download Brochure](#)

<https://dimosons.com.au/property/properties-for-sale/unit-for-sale-1-165-wentworth-street-port-kembla-nsw-250>

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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](#)

<https://dimosons.com.au/property/properties-for-sale/unit-for-sale-1-165-wentworth-street-port-kembla-nsw-2500>

## 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

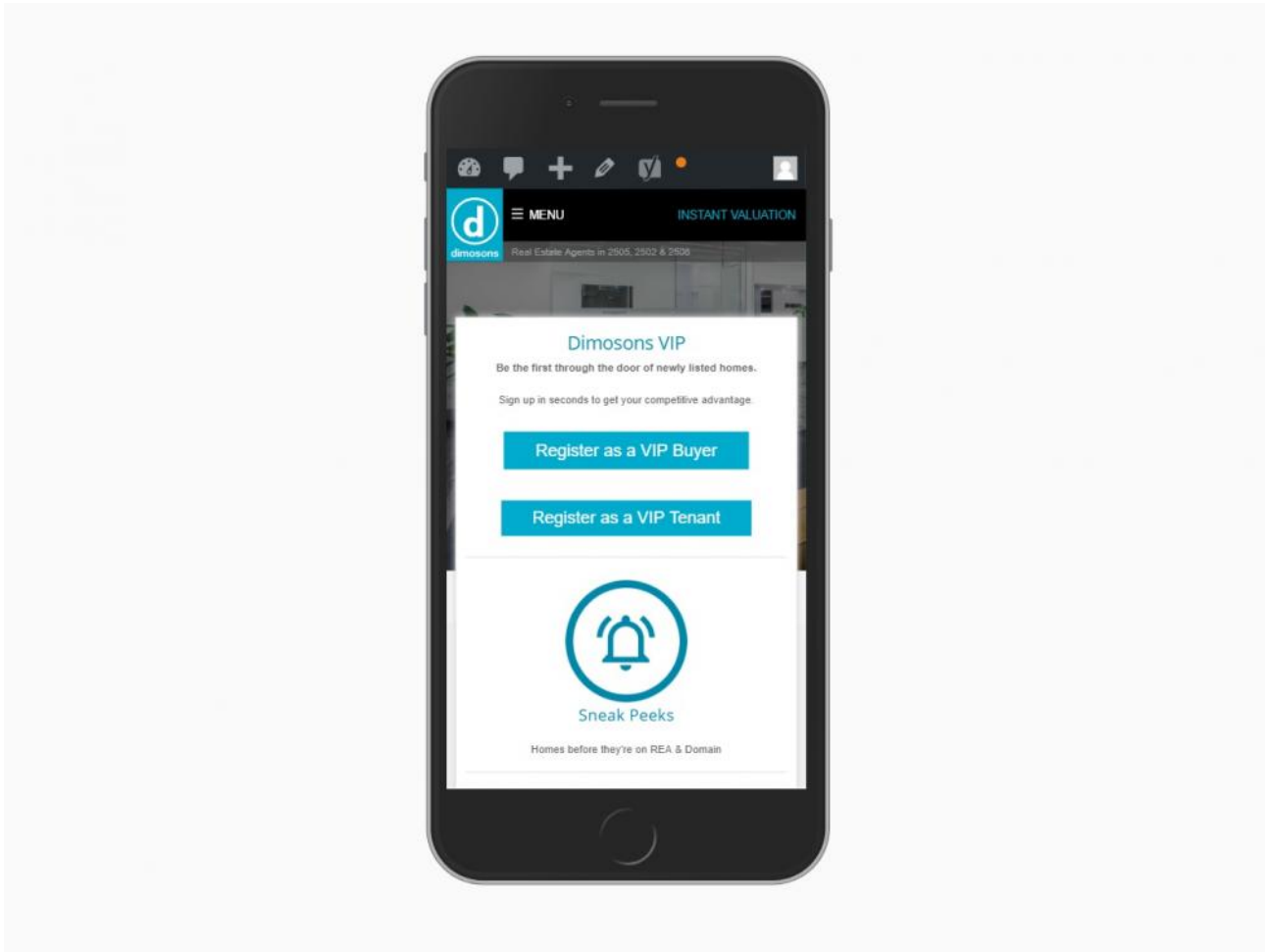
[Dimosons Real Estate Reviews](#)

<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/)

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

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

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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](mailto: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/>

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