



Dimosons

119 Shellharbour Road, PORT KEMBLA

 3  1  1

Price: \$500,000
784 sqm

Fast Facts



-
- • 3 bedroom, 1 bathroom, two-storey home
- • Large 784sqm block
- • Single garage with extra workshop and 2nd toilet
- • Polished timber floors and high ceilings on ground floor
- • Front veranda and rear alfresco dining
- • Large north-facing back yard
- • Minutes to schools, shopping, cinemas, hospital
- • Renovate and maximise its potential!

Description



Bring your project ideas - perfect Port-ential!

With two levels of living and a large block to work with, this is a rock solid opportunity to add serious value and transform this well-placed address into your own…

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- Renovate and maximise its potential!

Inside and out, this is an exciting opportunity to bring your creative vision to a solid brick home, just minutes to excellent shopping and services. Bring your blueprint to this extra large block and reap the benefits!

Let's explore the opportunity on offer. Two storeys, sitting on the high side of a street filled with solid quality homes. A driveway beckons you down one side to a single garage, with bonus workshop, storage and utility space (plus extra toilet). Alternatively, take the steps to the front veranda and head inside.

Ground floor is all about living spaces - with an entry of polished timber floors and high ceilings that continues through to the lounge and kitchen with meals area. From here, step through to the sun-drenched family room, internal laundry or directly out to the alfresco dining and large yard.

Back inside, stroll past the tiled bathroom (shower over bath) towards the front entry once more to head upstairs. This second level currently offers three carpeted bedrooms - one large master and two smaller - with plenty of floor plan flexibility to reinvent this level entirely, if you wish.

In fact, extra potential is everywhere here - including the large back yard (a landscaper's dream), and the entire ground floor layout. The solid brick bones of this home should cooperate fully with any vision!

To find out more about this Port-entially big opportunity, contact the Robert Dimovski Team at Dimosons on 4258 088 today.

Inclusions



External

-
- 2 storey brick home
-
- Tiled roof
-
- Front veranda

Car Accommodation

-
- Single car garage with workshop

Entry

-
-
- Wooden door with glass panels
- Security screen door

-
- • Polished timber floorboards
- High ceiling

Lounge

-
- • Polished timber floorboards
- High ceiling
- • Venetian blinds

Kitchen/Meals

-
- • Polished timber floorboards
- Electric stove
- • Electric oven
- • High ceiling
- Meals area

Family Room

-
- • Carpet flooring
- Venetian blinds

Master Bed

-
- • Carpet flooring
- Venetian blinds

Bedroom 2 & 3

-
- • Carpet flooring
- Venetian blinds

Bathroom

-
- • Tiled flooring
- • 3/4 wall tiles
- • Shower over bath
- • Vanity with single sink
- • Wall mirror
- • Toilet

Laundry

-
- • Internal laundry
- • Wash basin

Additional

-
- • Utility room and workshop off garage
- • 2nd toilet attached to garage
- • Ample external storage
- • Alfresco dining area
- • Large 784sqm block
- • Close to shopping, cinemas, schools, transport and hospital

Outgoings

Council Rates:

Wollongong City Council

\$405.61 per quarter

Water Rates:

Sydney Water

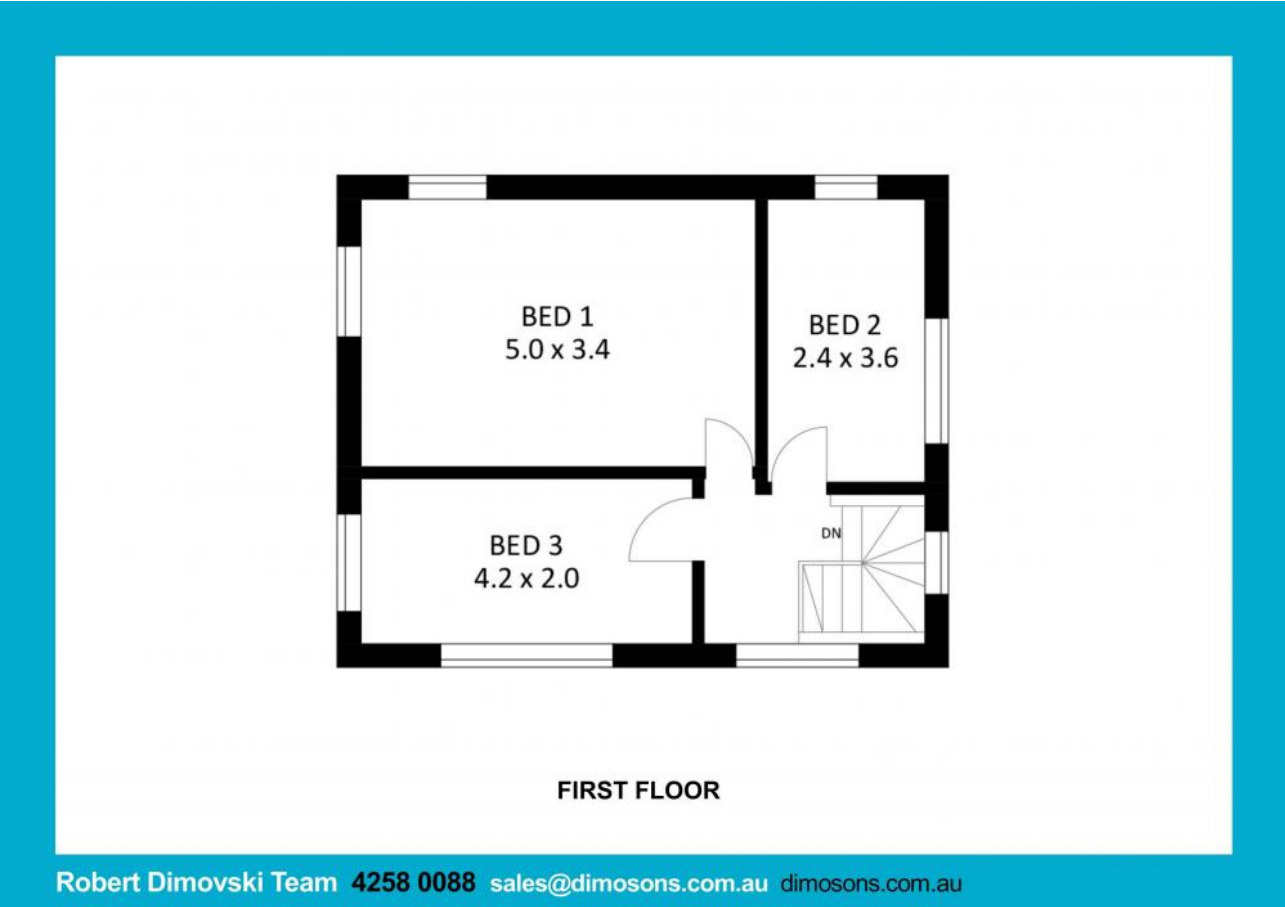
\$171.96 per quarter

Floor Plan 1



Robert Dimovski Team 4258 0088 sales@dimosons.com.au dimosons.com.au

Floor Plan 2



FIRST FLOOR

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/house-for-sale-119-shellharbour-road-port-kembla-nsw-2505>

[Download Rental Appraisal Letter](#)

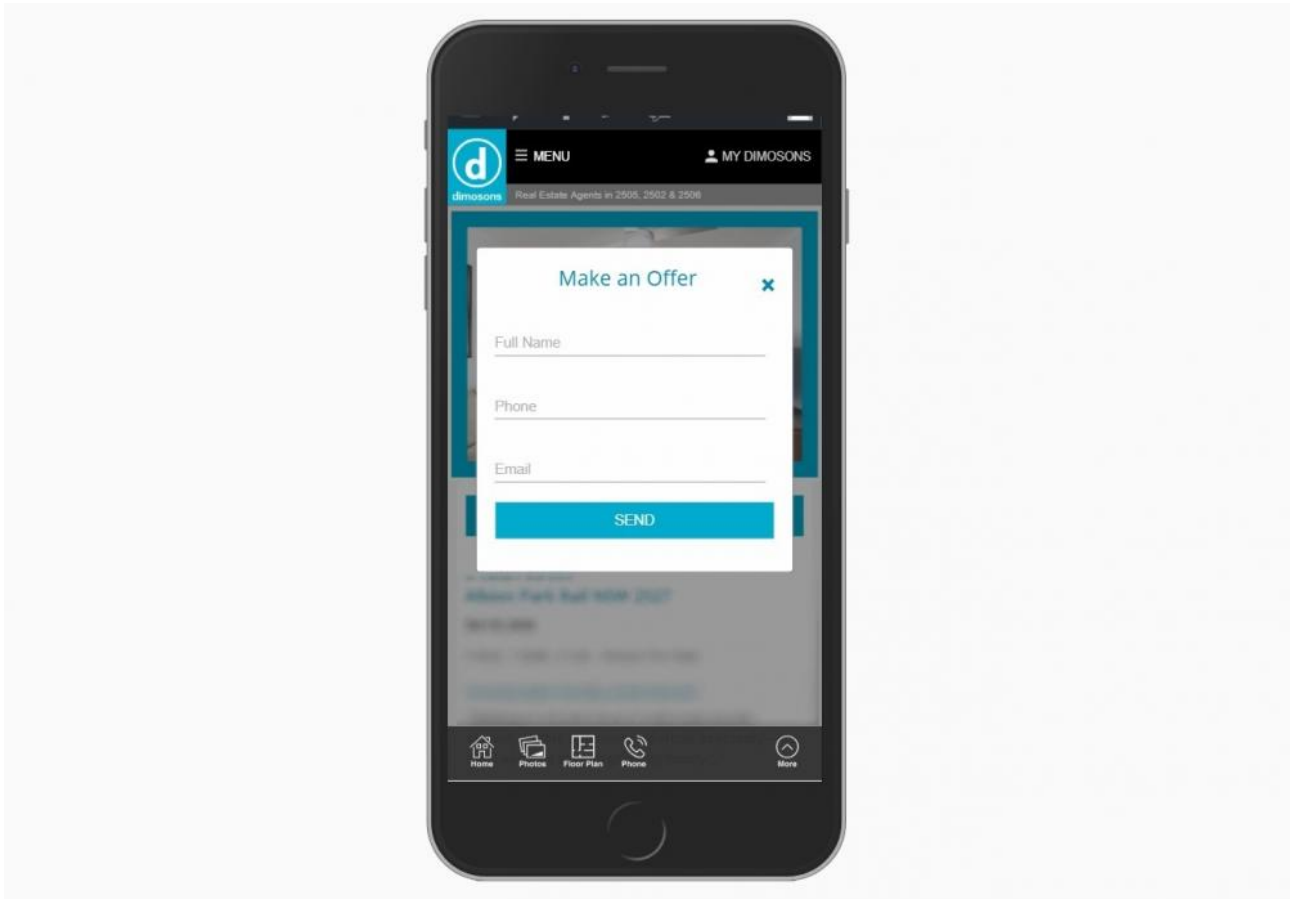
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[Download Brochure](#)

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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/house-for-sale-119-shellharbour-road-port-kembla-nsw-2505)

<https://dimosons.com.au/property/properties-for-sale/house-for-sale-119-shellharbour-road-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

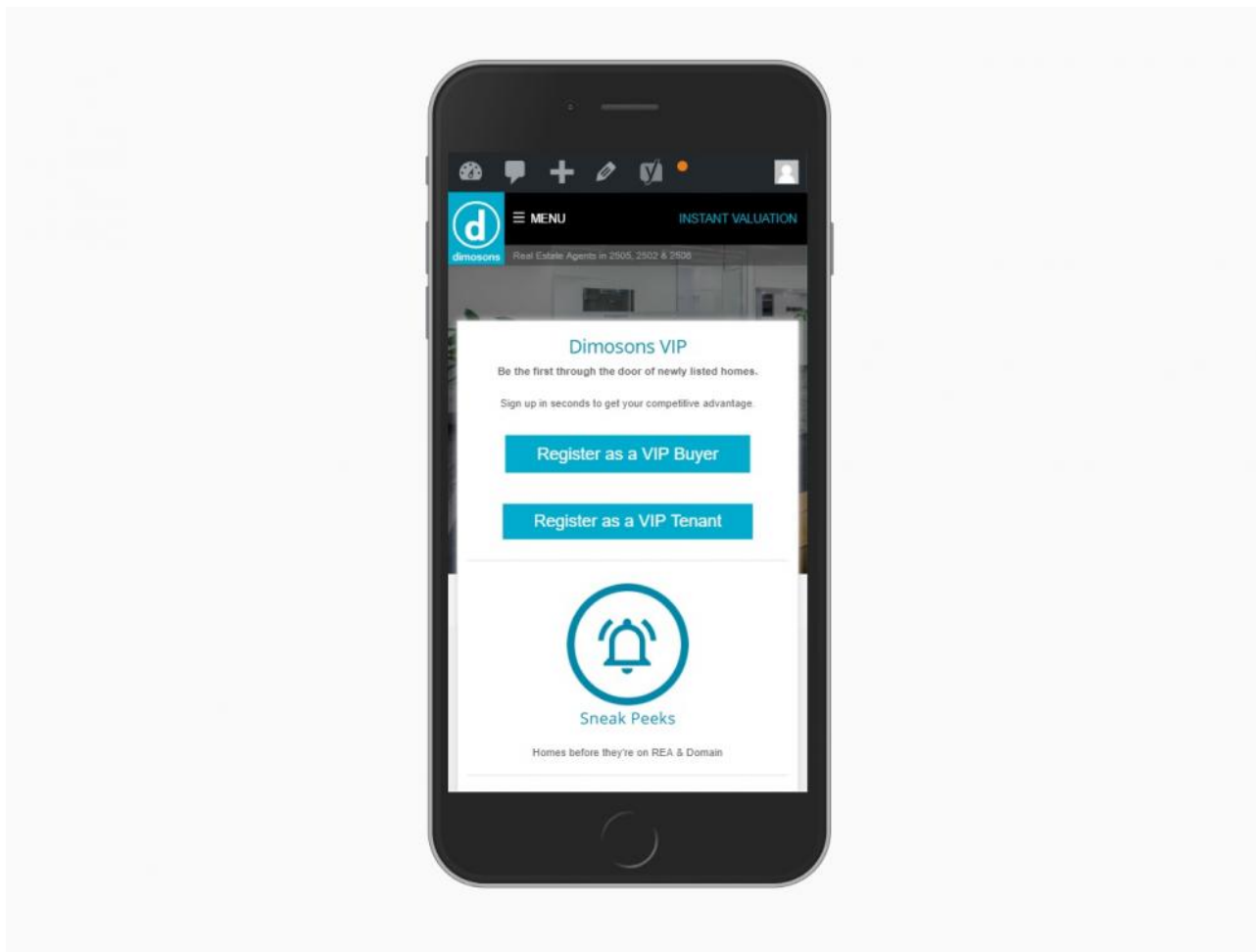
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Links

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Help For Buyers

Links

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

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Contact The Robert Dimovski Team



The Robert Dimovski Team

Dimosons Real Estate

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Links

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

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