



## Dimosons

53 Horne Street, PORT KEMBLA

 3  1  2

Price: \$699,000  
765 sqm

## Fast Facts



- 
- • 3 bedroom original Port home on large block
- • Full width north-facing front balcony
- • Ocean and escarpment views
- • Double garage, workshop and studio
- • Separate lounge and formal dining
- • Polished timber floors and high ceilings
- • Large alfresco dining and back yard

## Description



## Ocean views, home studio, big potential&hellip;

**Watch the sunrise over the ocean from your huge front balcony in this elevated family home with bonus studio and extra space to reimagine, renovate or rent out&hellip;**

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Situated on the high side of Horne Street, number 53 presents a grand face to the kerb. The downstairs level comprises double internal access garage with extra workshop and storage space, while the tiled studio space (with downstairs toilet and sink) is tailor-made for a walk-up home business, art studio, gym, guest room or rumpus.

Time to head upstairs, and it's here you'll find the spaces fan out around a central landing - with high ceilings and tasteful polished timber floors throughout. All three bedrooms feature good storage, and two enjoy direct access to the sunny front balcony with ocean views. This access is shared by the lounge, which - like the formal dining room - features a chandelier and plenty of natural light.

The large timber kitchen offers plenty of storage, double sink, electric cooking and a meals area with ceiling fan. From here, you can flow directly outside to the entertain-friendly alfresco area - the slope of the block allowing you to enjoy the courtyard, BBQ area and big back yard directly from the house.

A few more extras include a second kitchenette accessed from the alfresco area or 3rd bedroom, as well as a laundry that includes a 2nd shower and extra toilet.

With the option to open up the top floor plan or keep as is, this solid family home enjoys a fantastic position in a suburb on the rise. Add in close proximity to quality shopping, schools, beaches and transport, and this is an investment worth exploring further.

Contact the Robert Dimovski Team at Dimosons on 4258 0088 today.

## Inclusions



### External

- 
- Solid brick construction
- Tiled roofing

### Car Accommodation

- 
- 2 car garage
- Internal access

### Entry

- 
- Aluminium and glass door
- Security screen door

- 
- Tiled flooring

## Lounge

- 
- • Polished timber flooring
- • High ceilings
- • Chandelier
- Balcony access

## Dining

- 
- • Polished timber flooring
- • High ceilings
- Chandelier

## Kitchen

- 
- • Double sink
- • Electric cook top
- • Electric oven
- • Timber cabinetry
- • Meals area
- • High ceilings
- • Ceiling fan
- Ample cupboard space

## Master Bed

- 
- • Balcony access
- • Mirrored built in
- • High ceilings
- Polished timber flooring

## Bedroom 2 & 3

- 
- • Mirrored built in
- • High ceilings
- Polished timber flooring

## Main Bathroom

- 
- • Shower over bath
- • Bath tub
- • Corner Cabinet with storage
- • 3/4 wall tiles
- Wall mirror

## Laundry

- 
- • External laundry
- • Double basin with storage
- • 2nd shower
- Tiled flooring

## Yard/grounds

- 
- • BBQ area
- • Alfresco area
- • Fenced yard
- Additional toilet

## Other Rooms

- 
- • Attached studio - tiled flooring & additional toilet
- Second kitchen - tiled flooring & laminated benchtop

## Additional

- 
- • Garage: under house storage + under stair storage
- • High ceilings and decorative ceiling cornices throughout
- • Ocean and escarpment views
- Close to schools, shopping centre, public transport and beach



## Outgoings

### Council Rates:

#### Wollongong City Council

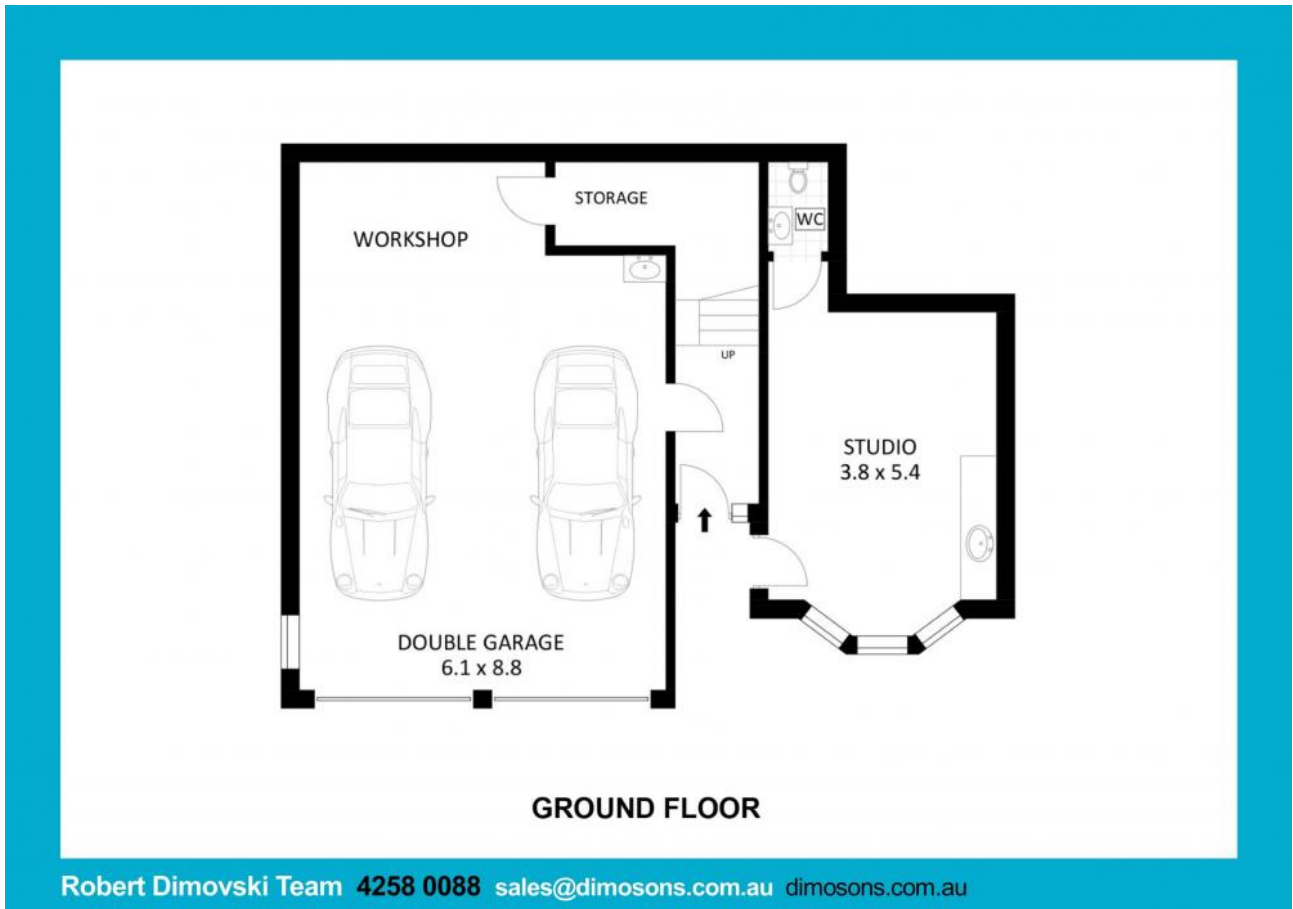
\$417.72 per quarter

### Water Rates:

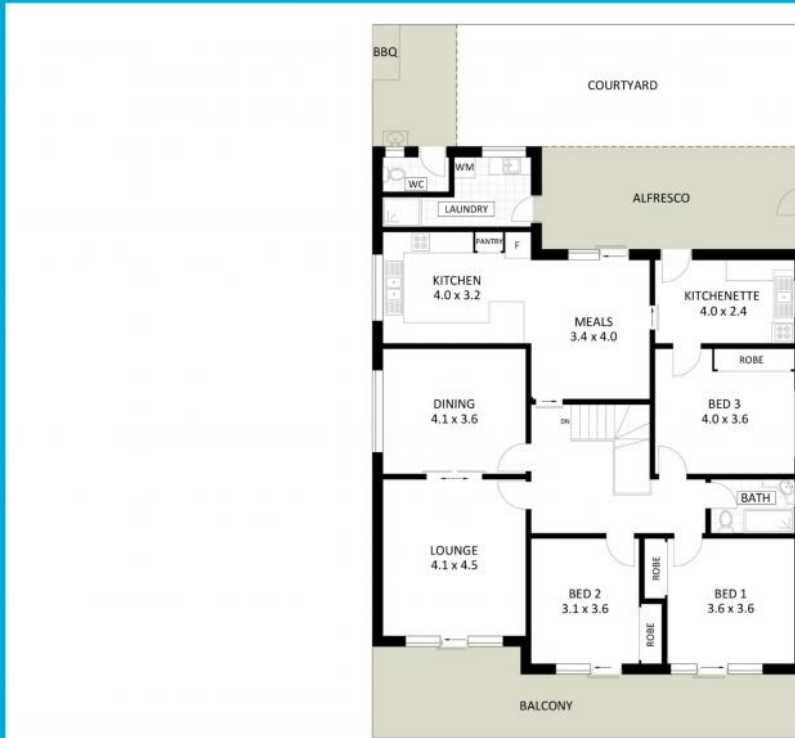
#### Sydney Water

\$172.07 per quarter

Floor Plan 1



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 kilometres away from Wollongong CBD or 1 and a half hours to Sydney CBD, and only 16 minutes to Shellharbour City Centre, Port Kembla is the place to live.

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-53-horne-street-port-kembla-nsw-2505/>

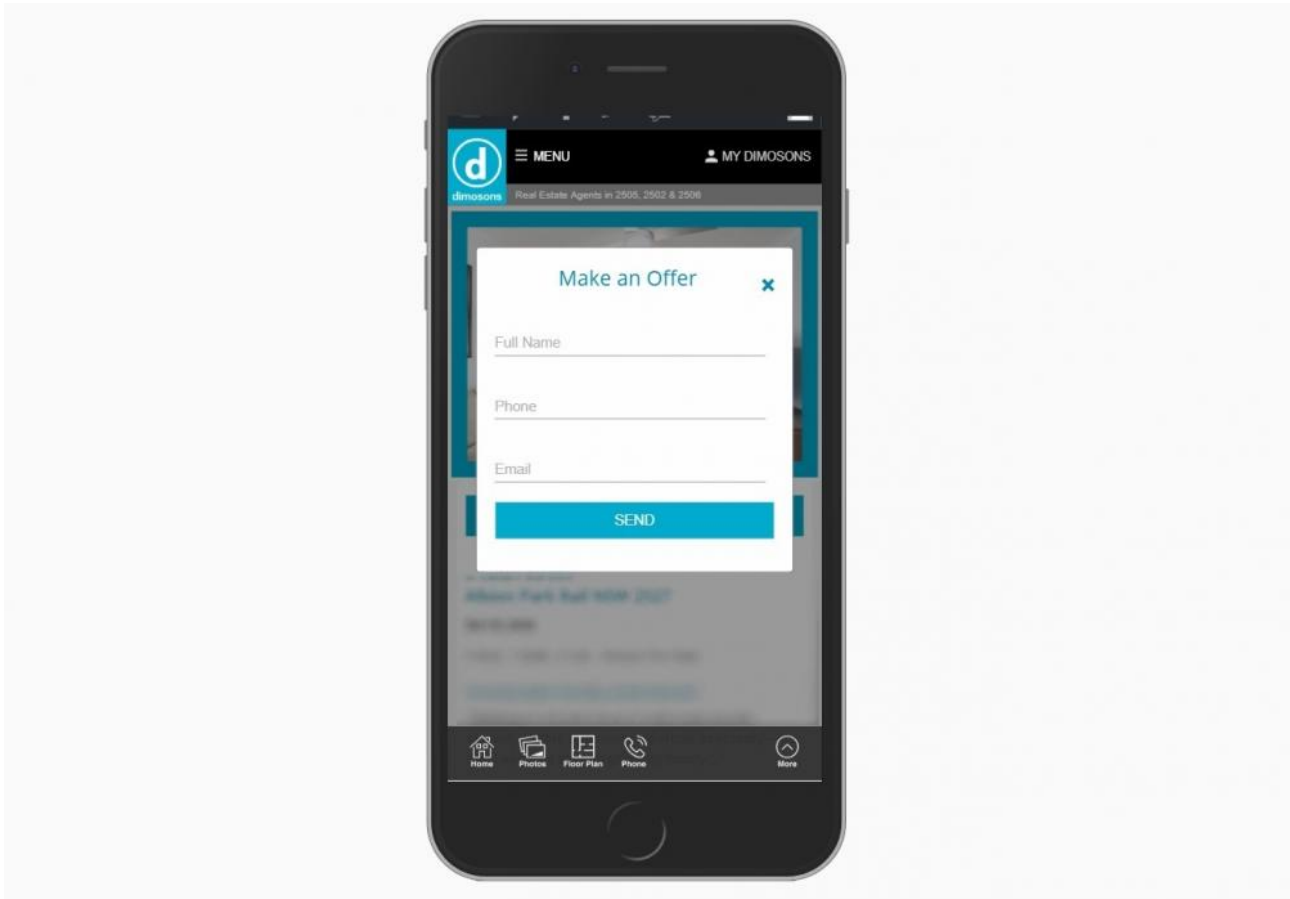
[Download Rental Appraisal Letter](#)

<https://dimosons.com.au/property/properties-for-sale/house-for-sale-53-horne-street-port-kembla-nsw-2505/>

[Download Brochure](#)

<https://dimosons.com.au/property/properties-for-sale/house-for-sale-53-horne-street-port-kembla-nsw-2505/>

## 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-53-horne-street-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

[Dimosons Real Estate Reviews](#)



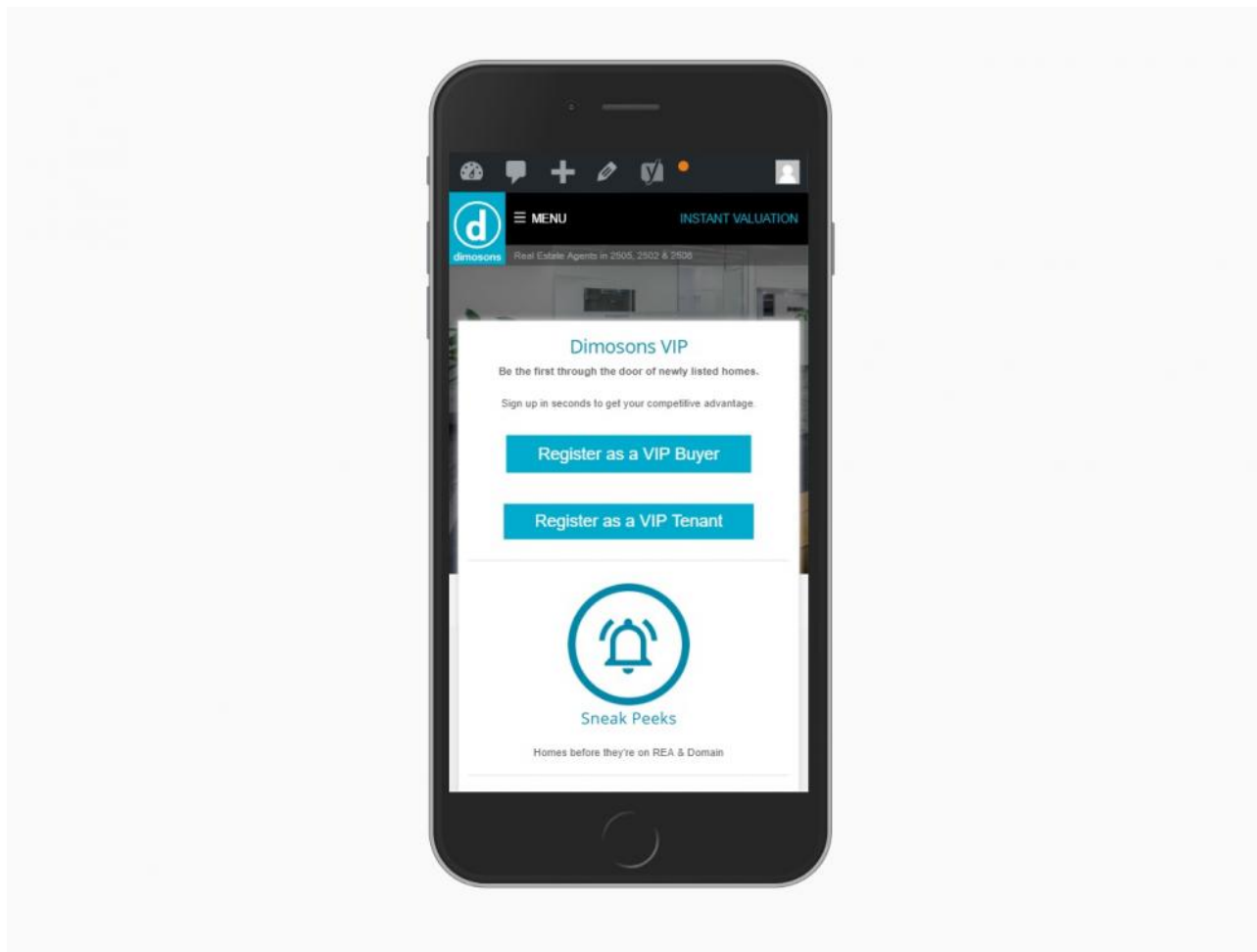
<https://dimosons.com.au/reviews/>

[Book An Appraisal](#)

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## Register as a VIP Buyer



### Links

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

## 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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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/)

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