



Dimosons

47 Auburn Parade, CRINGILA

 **3**  **1**  **0**

Price: \$439,000
594 sqm

Fast Facts



-
- • 3 bedroom, 1 bathroom home in quiet street
- • 594sqm block with North facing rear yard
- • Large storage area
- • Wide, covered front patio
- • High ceilings and galley style kitchen
- • Covered pergola in back yard
- • Leafy surrounds - and just minutes to everything

Description



Awesome Auburn - make it yours!

This is a great location and property to stamp your mark in the Wollongong housing market - with truckloads of potential for investing or occupying…

- • 3 bedroom, 1 bathroom home in quiet street
- • North facing sunny back yard on 594sqm block
- • Large storage area
- • Wide, covered front patio
- • High ceilings and galley style kitchen
- • Covered pergola in back yard
- Leafy surrounds - and just minutes to everything

Welcome to Cringila - a suburb that enjoys quiet streets and suburban bliss, while still being so close to major shopping, good schools, Lake Illawarra, beaches and Wollongong's CBD. And here in this spot, 47 Auburn offers an affordable way to get on the ladder of one of Australia's highest valued cities.

Proximity of course isn't the only thing this address has going for it - set back from the road, meeting it is a garage

that has been converted to large storage space, as well as an attractive front patio that wraps its way across the entry to this cute property.

Inside, the floor plan is a simple one. Three bedrooms; one bathroom (with bold tiling and bath over shower); long lounge room overlooking the back yard; and finally the combined galley kitchen/dining. Big windows and high ceilings throughout give a spacious feel and add natural light.

Stepping out the back, you'll discover the large separate laundry (with extra storage) and a covered pergola that's perfect for entertaining friends and loved ones while kids play on the yard.

Keen to learn more about this potential-packed property? Contact the Robert Dimovski Team at Dimosons on 4258 0088 today!

Inclusions



External

-
- Clad exterior

Entry

-
- Security screen door
-
- Wooden door

Lounge

-
- Carpet flooring

Kitchen/Dining

-
- • Timber floating floors
- • Double sink
- Electric stove and oven

Master Bed

-
- Carpet flooring

Bedroom 2 & 3

-
- Carpet flooring

Bathroom

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

Laundry

-
- • Large under house laundry
- Storage

Additional

-
- • 594sqm block with North facing rear yard
- • Covered deck
- Large storage space

Outgoings

Council Rates:

Wollongong City Council

\$373.89 per quarter

Water Rates:

Sydney Water

\$171.96 per quarter

Floor Plan 1



About Cringila



Cringila is a well-established, densely populated suburb in the city of Wollongong. Its main street along Lake Avenue is populated with a bunch of small commercial businesses and local parks making this little suburb a vibrant environment for families. Some of the reasons buyers are buying in Cringila are:

- • Low prices for more house
- • Close to local necessities
- • Easy access to M1 highway and short drive to Wollongong City
- • 10 min drive to Warrawong Plaza - big shopping centre
- Next door to Cringila Train Station & Cringila's Community Park

The Cringila Community Park has been developed in the area by a various number of groups with the aim of saving/rehabilitating remnants of rainforests and wildlife that still exist in this area. The park is 78 hectares and is owned under Wollongong City Council.

The planting of native trees and construction of paths has been undertaken in this area moving towards the long-term objectives of providing people with an area of study and enjoyment and assist regeneration of the area.

Schools

-
- • [Cringila Public School](#) - Sheffield St
- • [Berkeley Public School](#)
- • [Illawarra Sports Highschool](#)
- • [Warrawong High School](#)

Café, Restaurants

-
- • Burek Shop Bitola - Lake Ave
- • 5 Star Burek - Lake Ave
- • Munoochi Pizzeria - Lake Ave
- • Cringila Hotel - Lake Ave
- • Cringila Kebab - Five Islands Rd
- • Cringila Lebanese Bakery Café Pizzeria and Tobacconist - Lake Ave

Shopping

-
- • Abdul Halal Butchery - Lake Ave
- • Nedeski's Deli - Lake Ave
- • The Little Flower Factory - Lake Ave

Transport

-
- • Cringila Station - Five Islands Rd
- • Plenty of transport options all along Lake Avenue

Other

-
- • [Cringila Village Pharmacy - Birmingham St](#)

Relevant Documents



Links

[Download Draft Contract](#)

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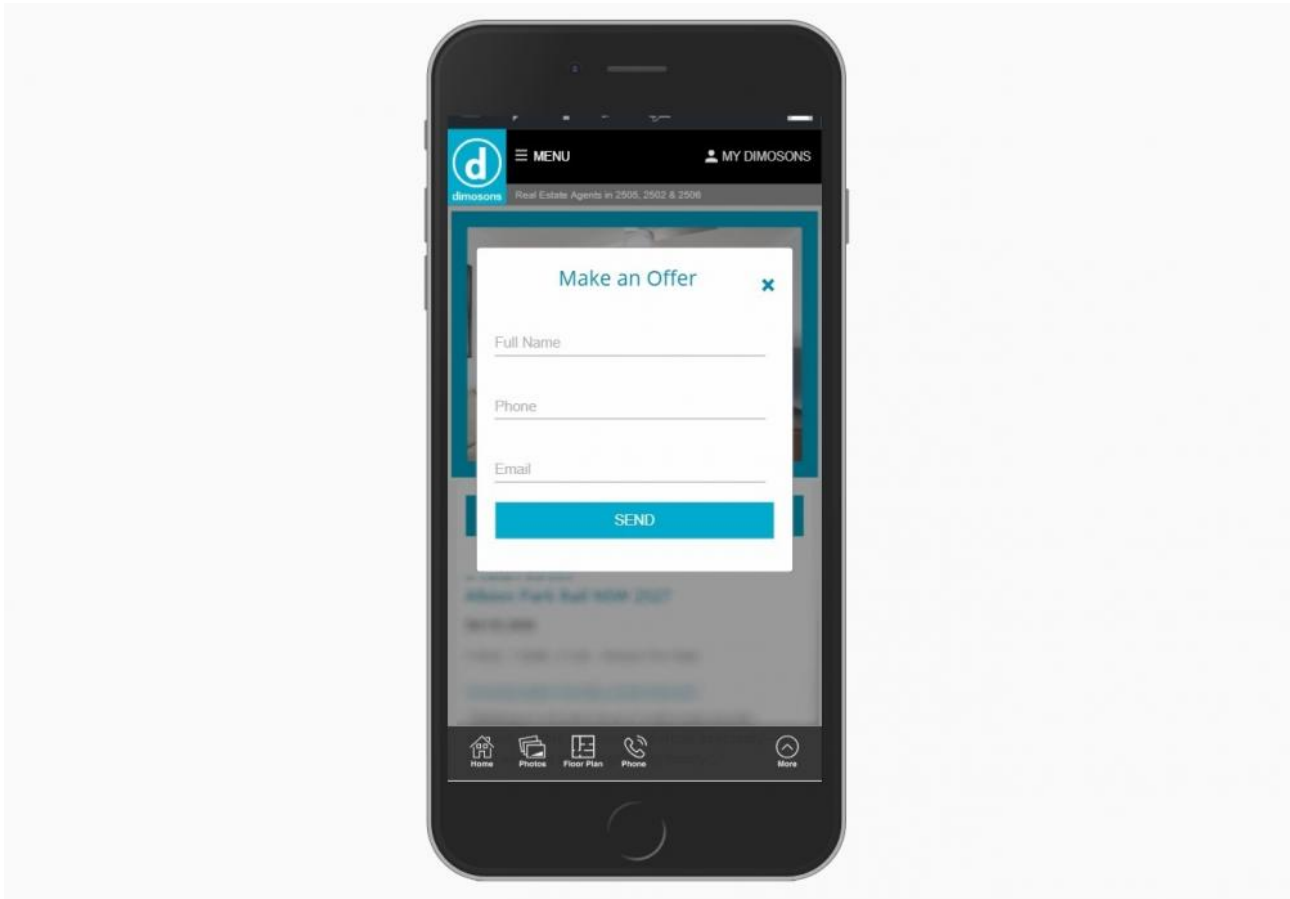
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Make An Offer



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

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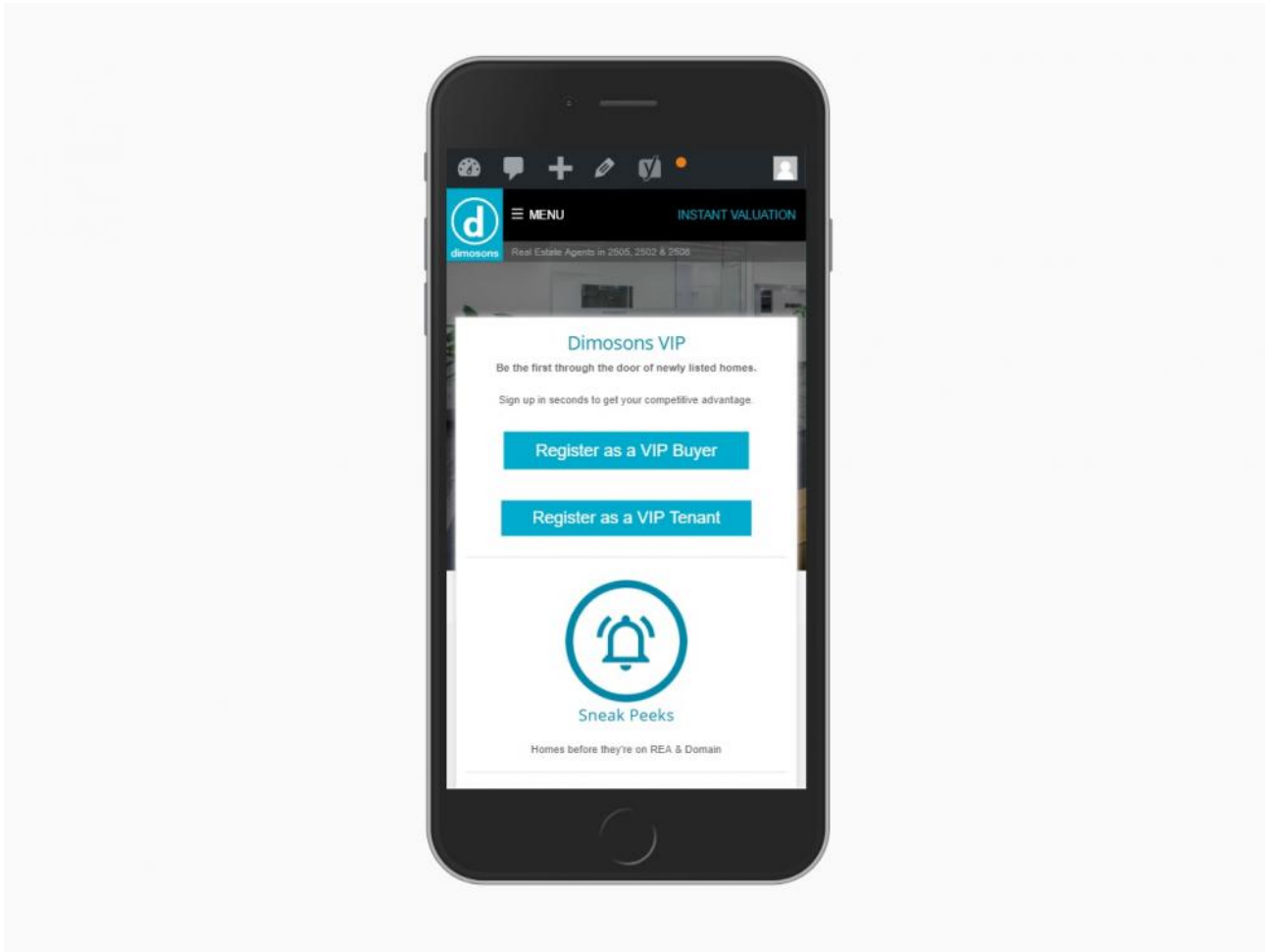


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Contact The Robert Dimovski Team



The Robert Dimovski Team

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