



**Dimosons**

**9 Bent Street, WARRAWONG**

 4  2  1

Price: \$599,000  
575 sqm

## Fast Facts



- 
- • 4 bedrooms, 2 bathrooms - across two levels
- • Separate garage with extra workshop/studio/storage
- • Good 575sqm block
- • Impressive investment opportunity - \$610/week returns
- • Opportunity for 2 family living areas, older kids at home etc
- • Close to shopping, schools, cinemas, beaches and more
- • Twice the potential - investigate today!

## Description



## Double the income, double the opportunity!

**This is modular living at its best - with two separate 2 bedroom self-contained residences, or have the whole thing for yourself!**

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One address - two incomes. That's the possibility on offer for investors looking at 9 Bent Street, Warrarong. But that's not the only way this game can be played. Live in one and rent out the other level, or take the entire home and make it yours. Whatever you choose, this represents smart buying.

Tucked away from the main transport route and just a few minutes to Warrarong's shopping, dining and

entertainment hub, this property impresses even from the street. The sloping block allows it to appear single level, with the drop away revealing a lower self-contained floor.

But let's start up top. A pretty front veranda greets you, while inside you'll be impressed with the big front bedroom - one of two, both with built-in robes. Also up front, the lounge room flows through to the adjoining dining area and north-facing kitchen. The bathroom (shower over bath) and back balcony round off this floor, while the single garage (with laundry and adjoining workshop/studio space) is offset downstairs.

Speaking of downstairs, it's here that you'll find that other level, with 2 more bedrooms, a lounge/dining and adjacent kitchen, plus bathroom and laundry. A large patio provides ample outdoor living, while a separate storage room is accessed from the side.

Each floor can be accessed separately, with external stairs in place to connect them. Enjoy rental returns of \$610/week, or combine both levels to create your perfect place.

The location is great and the potential is huge. So are you ready for some smart buying? Contact the Robert Dimovski Team at Dimosons today on 4258 0088 to find out!

## Inclusions



### External

- 
- Front tiled patio
- 
- Brick veneer exterior
- 
- Terracotta tiled roof

### Car Accommodation

- 
- Single car garage

### Additional

- 
- Sloping 575sqm block
- 
- Currently returning \$610 per week

- 
- Close to shopping, cinemas, beaches and more

## Upstairs

### Entry

- 
- • Wooden door with glass panels
- • Tiled flooring
- Decorative ceiling cornices

### Lounge

- 
- • Tiled flooring
- Large windows

### Kitchen/Dining

- 
- • Tiled flooring
- • Open kitchen and dining
- • Double sink
- • Electric stove and oven
- • Timber look cabinetry
- Balcony access

### Master Bed

- 
- • Carpet flooring
- Mirrored built in wardrobe

### Bedroom 2

- 
- • Carpet flooring

- Mirrored built in wardrobe

## Bathroom

- 
- • Tiled flooring
- • Shower over bath
- • Vanity with single sink
- • Wall mirror
- • Toilet

## Laundry

- 
- • External laundry
- Ample storage

## Downstairs

### Entry/Kitchen

- 
- • Wooden door with glass panels
- • Tiled flooring
- • Double sink
- Electric stove and oven

### Lounge /Dining

- 
- • Tiled flooring
- Open plan lounge and dining

### Master Bed

- 
- Carpet flooring

- 
- • Mirrored built in wardrobe
- Ceiling fan

## Bedroom 2

- 
- Carpet flooring

## Bathroom/Laundry

- 
- • Tiled flooring
- • Corner shower
- • Vanity with single sink
- • Large wall mirror
- • Toilet
- • Internal laundry
- Wash basin



## Outgoings

### Council Rates:

#### Wollongong City Council

\$482.60 per quarter

### Water Rates:

#### Sydney Water

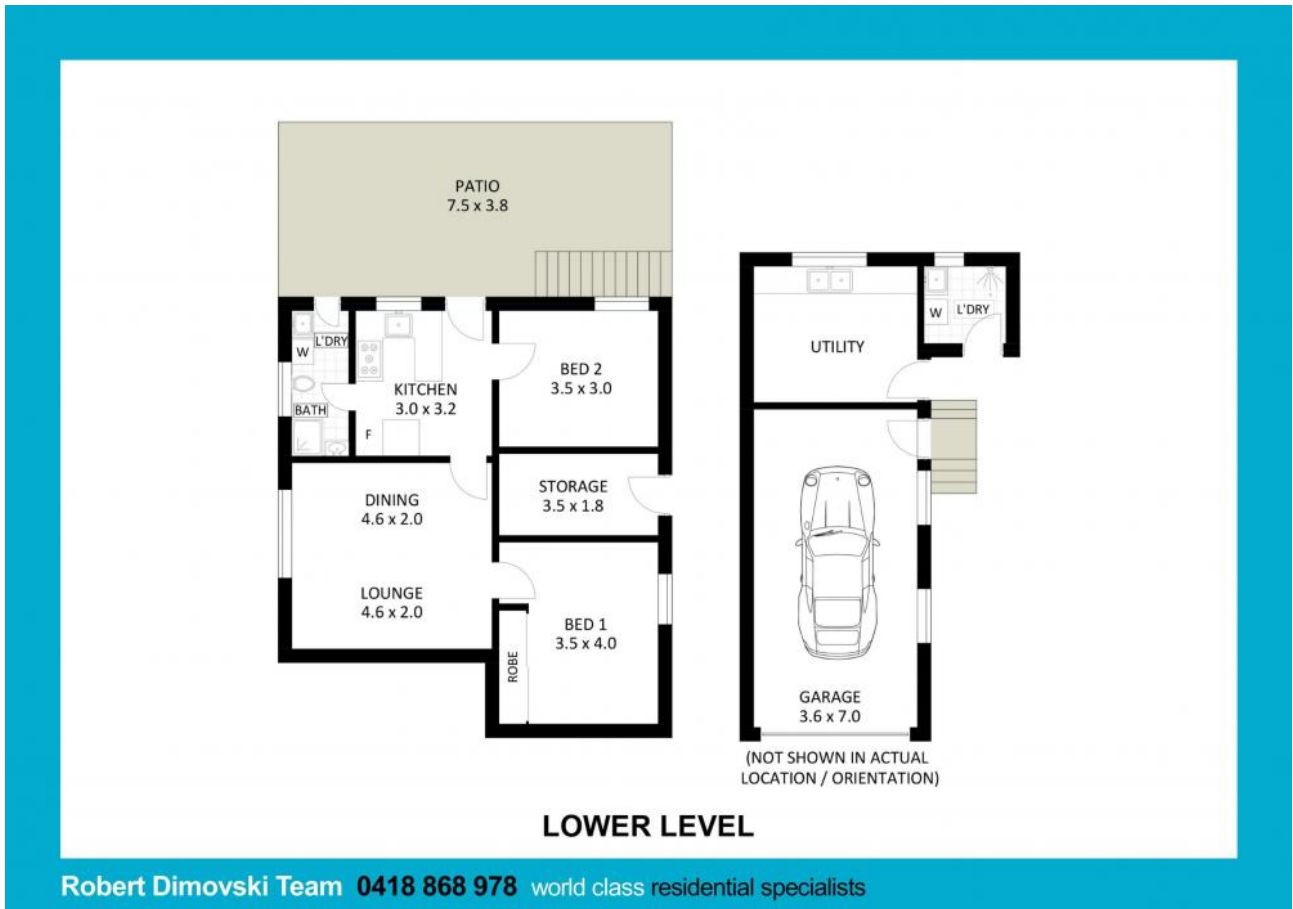
\$171.96 per quarter

Floor Plan 1



Robert Dimovski Team 0418 868 978 world class residential specialists

Floor Plan 2



## 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, RESTAURANTS

-

- • 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-9-bent-street-warrawong-nsw-2502/>

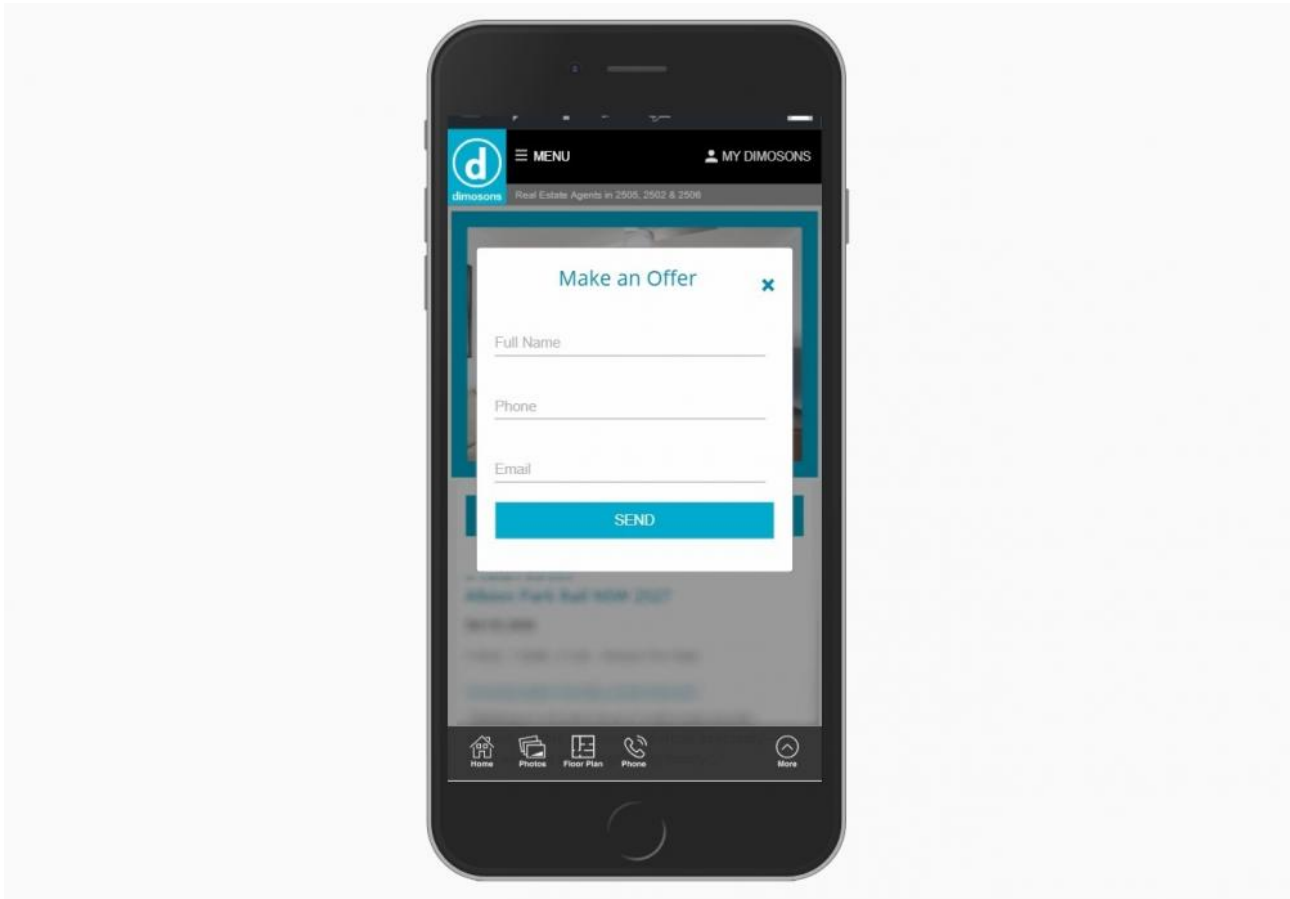
[Download Rental Appraisal Letter](#)

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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-9-bent-street-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](#)



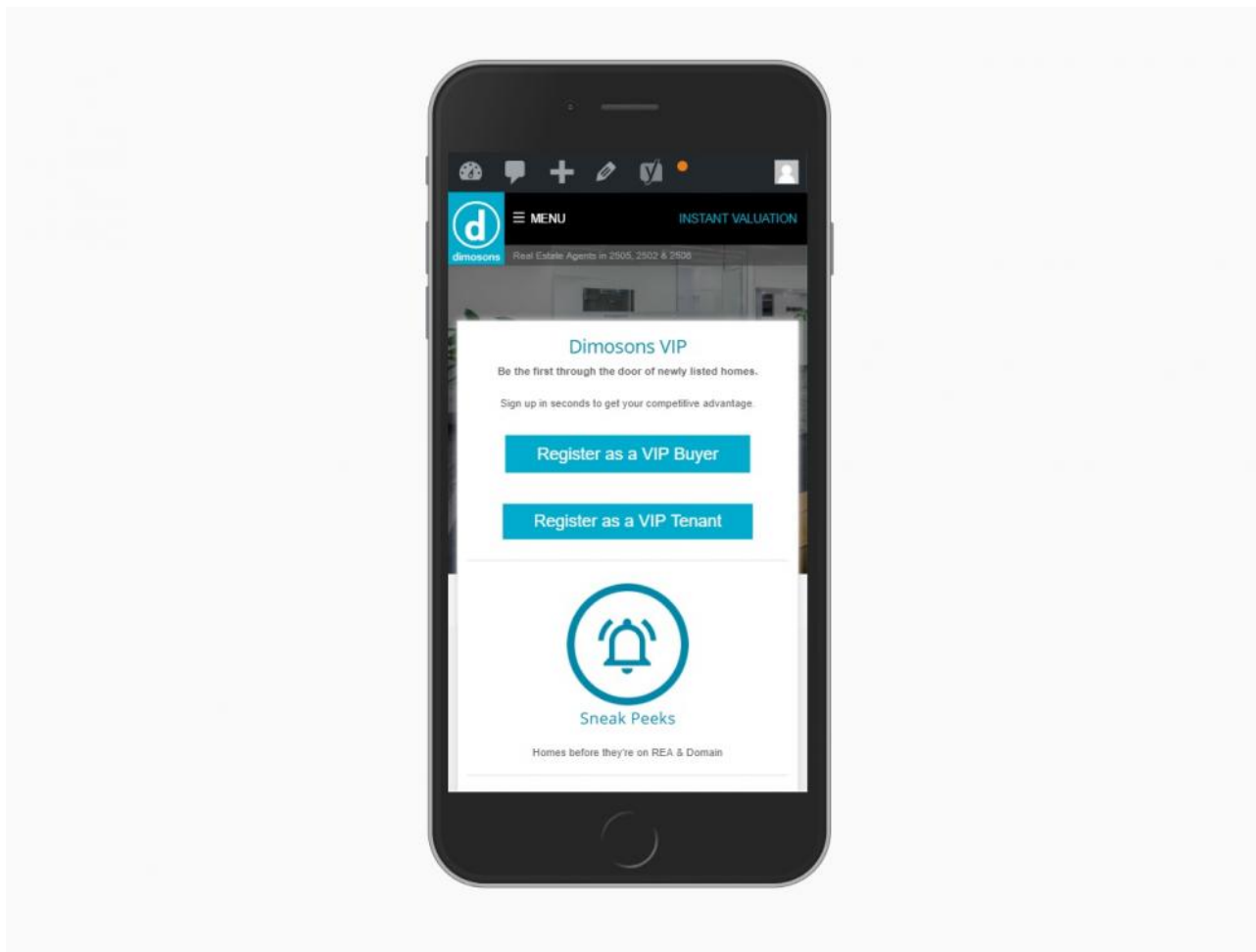


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## Register as a VIP Buyer



### Links

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## Help For Buyers

### Links

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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/)

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