






30 Francis Street, Corrimal

## Prime Opportunity in Corrimal

Set in a highly sought-after pocket of Corrimal, this charming home is full of potential, offering an exciting opportunity for first-home buyers, renovators, or investors. The property features 3 spacious bedrooms, 2 bathrooms, and a double car space, plus a fantastic self-contained studio at the rear (STCA) - perfect for extended family, a home office, or rental income.

While the home is in its original condition, it boasts solid bones and a fantastic layout, offering endless possibilities for updates and personal touches. The main residence includes light-filled living areas, a neat kitchen, and a master bedroom with an ensuite, while the other two bedrooms are generously sized. The bathrooms are in good condition and ready for a modern refresh.

The self-contained studio at the back is a standout feature, offering privacy and convenience with its own kitchenette and bathroom - ideal for a teenager's retreat, guest accommodation, or a potential rental. With a prime location just moments from local shops, schools, parks, and transport, this is an opportunity not to be missed. Bring your vision and transform this property into something truly special!

4  3  2 

### FOR SALE

Please Call

### AGENTS

Michael Godfrey

0408 662 138

michael.godfrey@ljhwollongong.com.au

Alissa Woldhuis

0401 659 720

alissa.woldhuis@ljhwollongong.com.au

### AGENCY

LJ Hooker Wollongong | Corrimal |

Shellharbour

(02) 4229 8600

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 LJ Hooker

## MORE DETAILS

Property ID VGEHQZ  
Property Type House  
Land Area 558 m2  
Including Ensuite  
Air Conditioning  
Toilets (3)  
Built-in-Robes

### Michael Godfrey 0408 662 138

Real Estate Agent | michael.godfrey@ljhwollongong.com.au

### Alissa Woldhuis 0401 659 720

Sales Associate | alissa.woldhuis@ljhwollongong.com.au

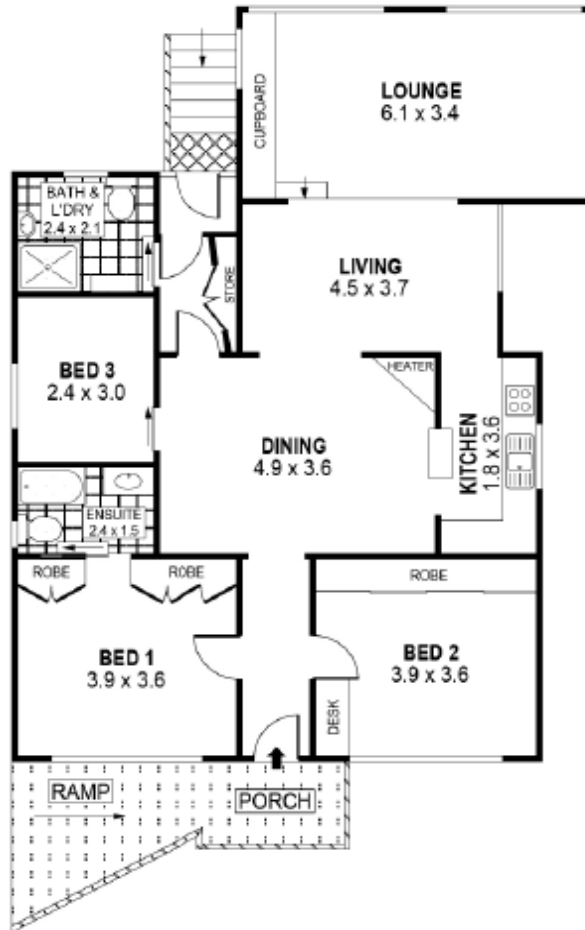
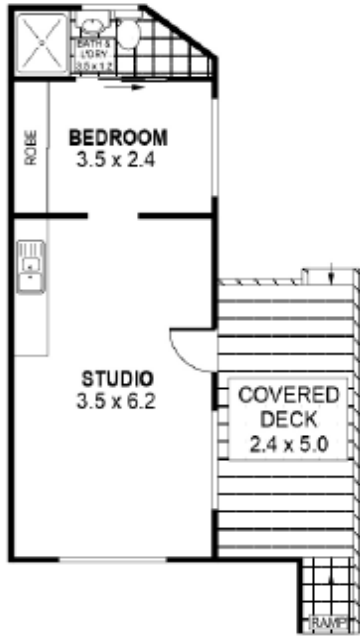
### LJ Hooker Wollongong | Corrimal | Shellharbour (02) 4229 8600

69 Kembla Street, WOLLONGONG NSW 2500

wollongong.ljhooker.com.au | wollongong@ljhooker.com.au



All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



SCALE (METRES)



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
Ref. No. 07609

INT : 114m<sup>2</sup>  
EXT : 12m<sup>2</sup>  
STUDIO : 34m<sup>2</sup>

30 FRANCIS STREET

CORRIMAL