



Fairy Meadow, 31 & 33 Norman Street

Two level lots to be Sold in one line !

Opportunity knocks to purchase 2-level lots in a prime suburban location. Positioned around the corner of Fairy Meadow CBD are these 2 well-maintained houses with a combined land size of 1,486.22 m2. Zoned 'B2 Local Centre' which allows a myriad of uses.

The current improvement consists of one 2-bedroom fibro house and a 3-bedroom W/B house with garaging. Market rent is \$670 per week each. Walk to all amenities, Fairy Meadow Post Office 300m, Fairy Meadow Station 800m, Fairy Meadow Beach 1.6km & Wollongong Mall 5km. A perfect project for the savvy developer. Or why not land bank for the future, as the houses are ready for renting.

31 Norman St:

Council Rates: \$525.01 pq

Water Rates: \$169.03 pq



Disclaimer: 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.

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For Sale

Asking price \$2,600,000

View

ljhooker.com.au/V6EHQZ

Contact

Jake Stylys

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(02) 4229 8600

33 Norman St:

Council Rates: \$525.01 pq

Water Rates: \$169.03 pq

View by appointment only

More About this Property

| | |
|----------------------|--|
| Property ID | V6EHQZ |
| Property Type | House |
| Land Area | 1486.44 m2 |
| Including | Toilets (4) Floorboards Workshop Secure Parking Fully Fenced |

Jake Stylys 0401 924 141

Real Estate Agent | jake.stylys@ljhwollongong.com.au

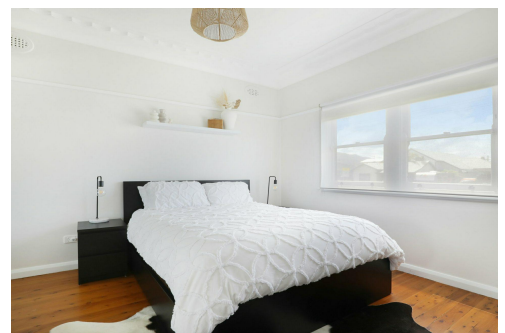
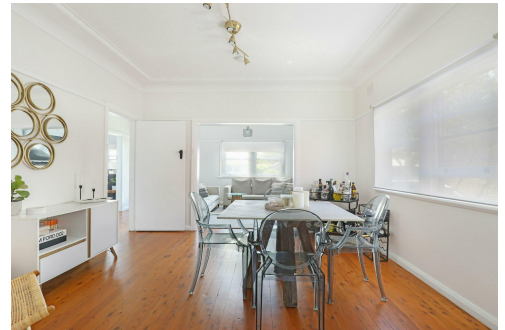
Martin Merritt 0412 424 226

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69 Kembla Street, WOLLONGONG NSW 2500

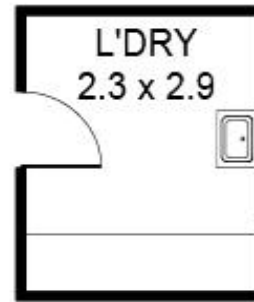
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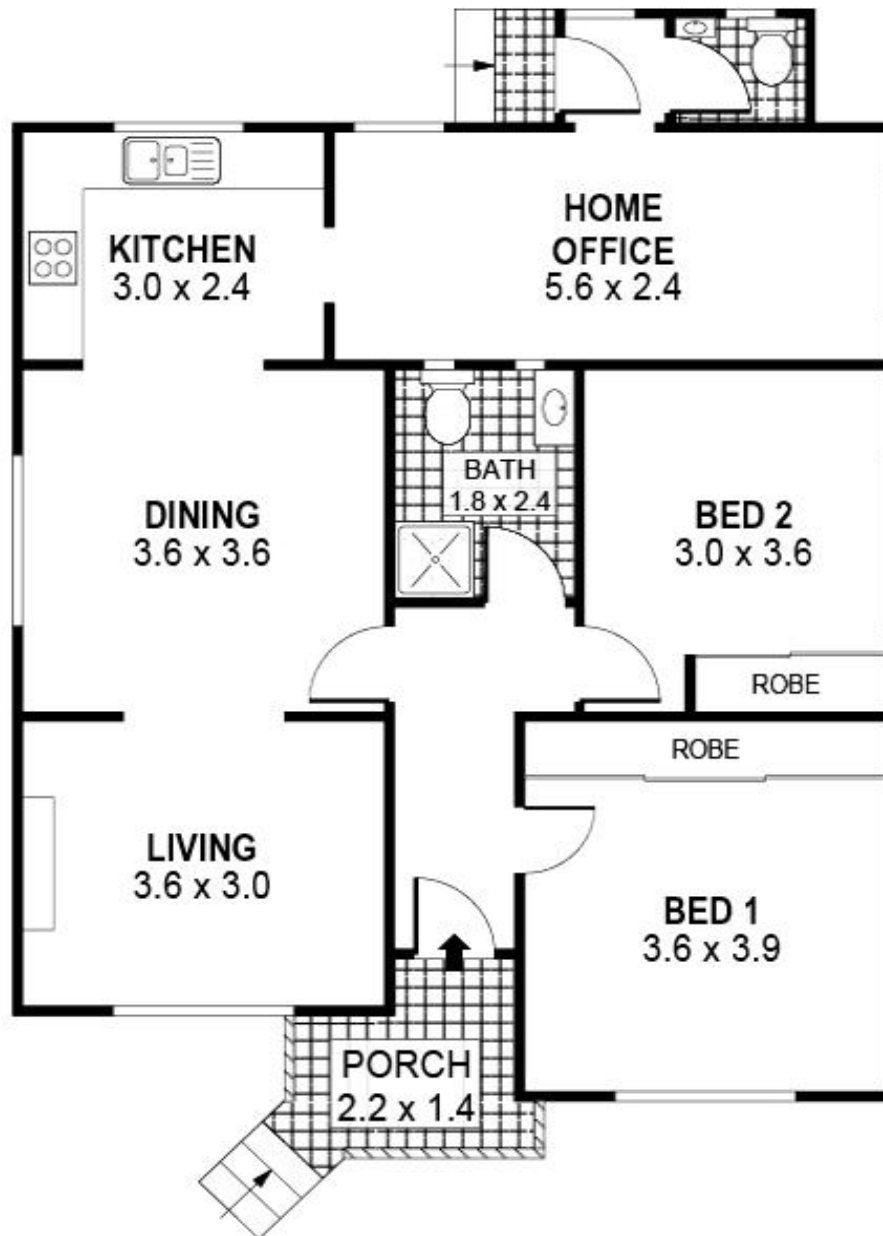
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DETACHED



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.
Ref. No: 101971

INT : 84m²
EXT : 4m²
L'DRY : 7m²

31 NORMAN STREET

FAIRY MEADOW



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