

## Fernhill, 465 Princes Highway

### Prime Development Opportunity in Fernhill!

Attention all developers & first home buyers! This charming property that has been held in the one family for over 60 years, in the sought-after suburb of Fernhill presents a golden opportunity to create something truly special.

With a generous 703 sqm of land, the possibilities are endless! Zoned R2 (median density), ideally suited for a duplex (STCA) or just a good family home, this property provides the canvas for your vision.

The existing structure features three well-sized bedrooms, perfect for families or as a rental with market rent \$750 pw. The single bathroom is functional and ready for your personal touch. The garage offers secure parking, while the air conditioning ensures a comfortable environment year-round.

Fernhill is known for its accessibility with local shops, schools, and parks just a stone's



**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.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/V37HQZ](http://ljhooker.com.au/V37HQZ)

**Contact**  
**Jake Stylis**  
0401 924 141  
[jake.stylis@ljhwollongong.com.au](mailto:jake.stylis@ljhwollongong.com.au)  
**Chris Stylis**  
0419 211 331  
[chris.stylis@ljhooker.com.au](mailto:chris.stylis@ljhooker.com.au)

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

throw away, this location is ideal for families and investors alike.

This property is not just a house; it's a gateway to endless possibilities. Whether you're looking to renovate, develop, or invest, this is the opportunity you've been waiting for!

Don't miss out! Contact us today to explore the potential of this fantastic property in Fernhill!

Council rates \$584.97 pq

Water rates \$172.79 pq

Market rent \$750 pw

## More About this Property

<b>Property ID</b>	V37HQZ
<b>Property Type</b>	House
<b>Land Area</b>	703 m2
<b>Including</b>	Air Conditioning

### Jake Stylys 0401 924 141

Real Estate Agent | [jake.stylys@ljhwollongong.com.au](mailto:jake.stylys@ljhwollongong.com.au)

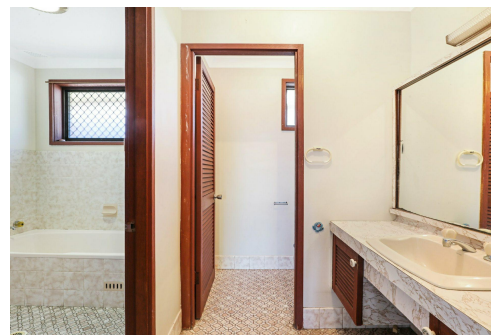
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69 Kembla Street, WOLLONGONG NSW 2500

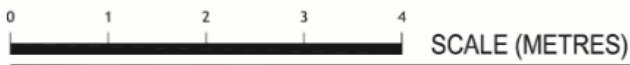
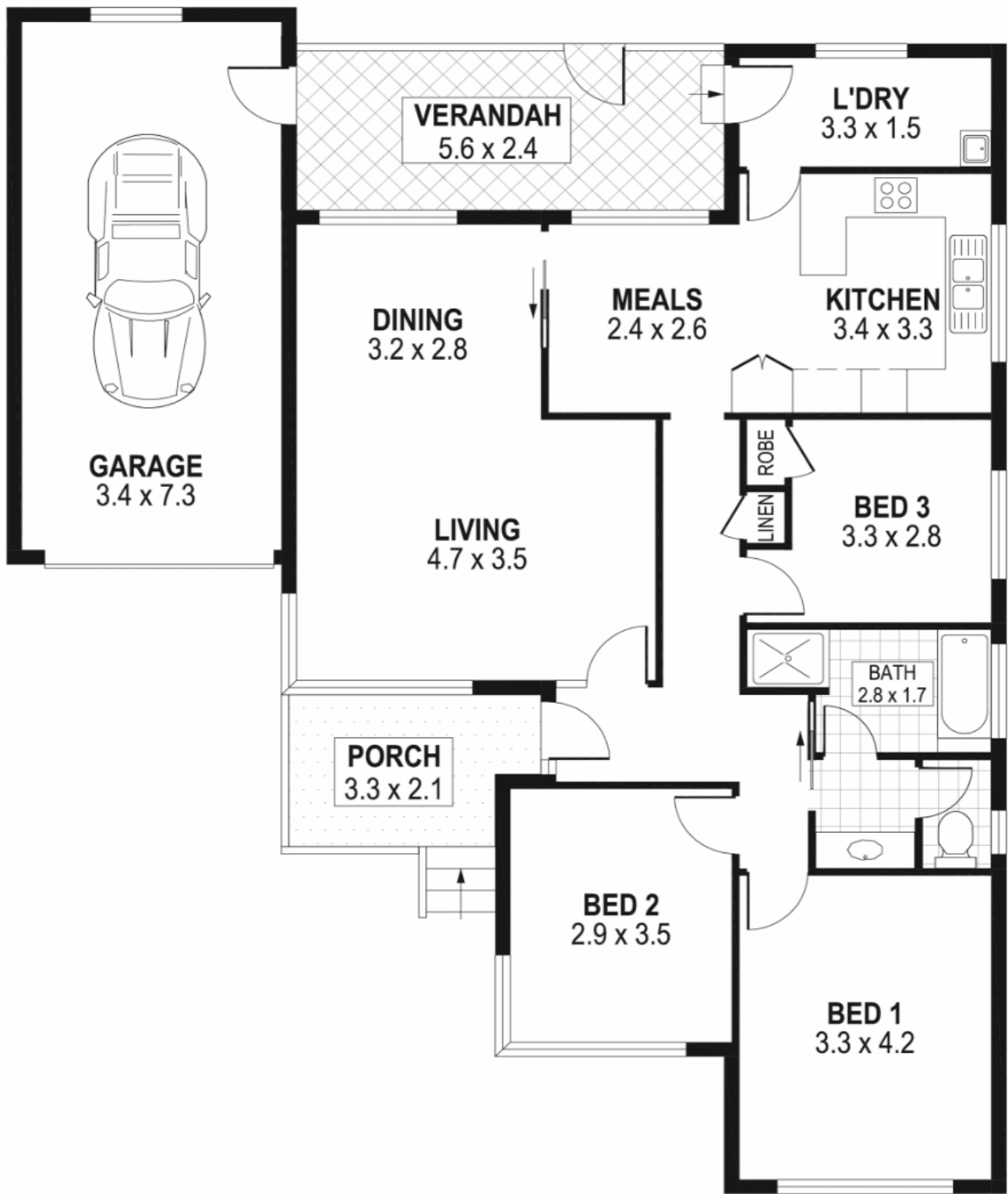
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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



INT : 102m<sup>2</sup>  
 EXT : 20m<sup>2</sup>  
 GARAGE : 25m<sup>2</sup>

465 PRINCES HIGHWAY

FERNHILL



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