

## Mount Warrigal, 101 Cuthbert Drive

### Endless Potential Awaits

Offered to the market for the first time in over 30 years, this charming family home sits proudly on a generous 568sqm block in a peaceful, family-friendly neighbourhood, just a short stroll from Lake Illawarra. Boasting a functional layout and hardwood timber flooring throughout, this home is the perfect canvas for your personal touch. Whether you're ready to freshen up the space with a coat of paint and some TLC or envision a more ambitious renovation, the possibilities are endless.

With a convenient 300m walk to Mt Warrigal Public School and within easy reach of nearby private and public schools, this location offers incredible accessibility. Just 1.6km to Stockland Shellharbour and the Shellharbour City Centre, and only a 6 minute drive to the stunning Warilla Beach, you'll enjoy the perfect blend of convenience and coastal living.

#### Features



**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/V82HQZ](http://ljhooker.com.au/V82HQZ)

**Contact**  
**David Calderaro**  
0402 338 978  
[david.calderaro@ljhwollongong.com.au](mailto:david.calderaro@ljhwollongong.com.au)

**Martin Merritt**  
0412 424 226  
[martin.merritt@ljhwollongong.com.au](mailto:martin.merritt@ljhwollongong.com.au)

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

/u8226? The open-plan living room provides a spacious and welcoming atmosphere  
/u8226? Original kitchen with plenty of storage, timber-look cupboards, electric cooktop, and dishwasher, adjoining dining space  
/u8226? Tidy, functional tiled bathroom with separate bath and shower  
/u8226? Three generously sized bedrooms with built-in robes  
/u8226? Single lock-up remote control garage with ample under-house storage space  
/u8226? Private, screen-enclosed outdoor entertaining area and a grassy yard for family enjoyment  
/u8226? Internal laundry and ducted air-conditioning throughout

Contact David Calderaro today 0402 338 978 and arrange your private viewing!

## More About this Property

<b>Property ID</b>	V82HQZ
<b>Property Type</b>	House
<b>Land Area</b>	568 m2

### David Calderaro 0402 338 978

Real Estate Agent | david.calderaro@ljhwollongong.com.au

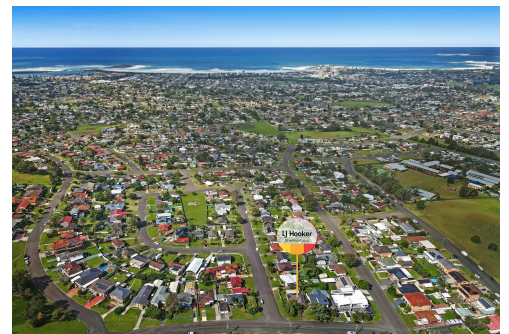
### Martin Merritt 0412 424 226

Principal | Licenced Real Estate Agent | martin.merritt@ljhwollongong.com.au

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

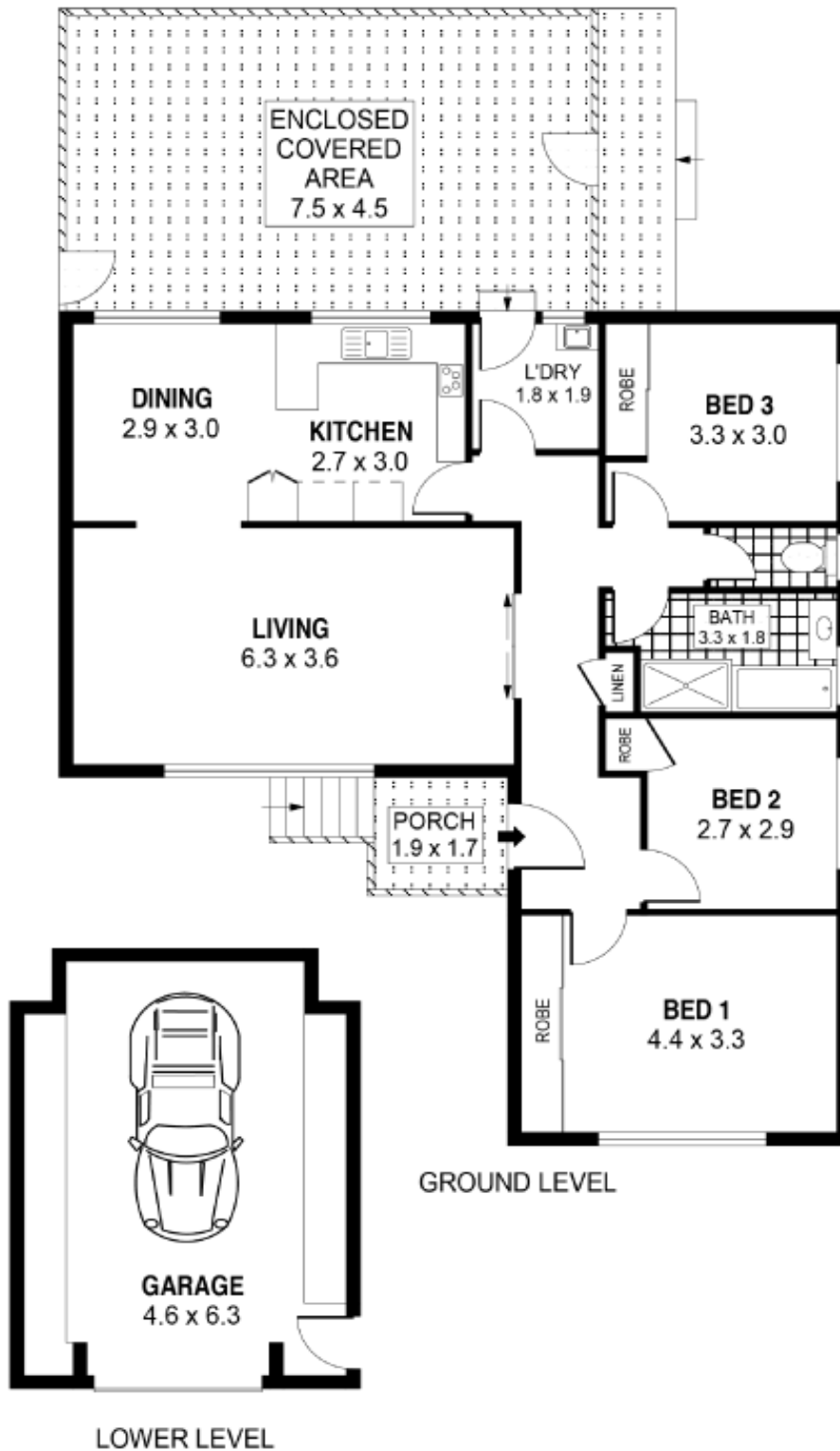
69 Kembla Street, WOLLONGONG NSW 2500

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



**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.

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



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
Ref. No: 04837



INT : 98m<sup>2</sup>  
EXT : 42m<sup>2</sup>  
GARAGE : 28m<sup>2</sup>

101 CUTHBERT DRIVE

MOUNT WARRIGAL



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

**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.