

Tarrawanna, 1 Charles Road

Mostly original cottage with endless potential

This mostly original 1960s cottage is bursting with character and oozing with potential. The formal lounge room is big enough for the whole crew and boasts gorgeous high ceilings, ornate cornices and polished hardwood timber floors, which continue throughout the home. Families will love the second living area sunroom, which also features a separate study or kids toy room. The level, secure, low maintenance backyard is great for the growing family with ample space for kids to play, or doing some work in the veggie garden. Detached studio at rear is the perfect teen retreat or guest room featuring 2nd bathroom, giving potential for future conversion. Only a short stroll to the local public school, parks, playgrounds and Tarrawanna village shops & cafes. Minutes to Towradgi train station and easy access to M1 or Bulli Pass, providing an easy commute to Sydney.

- Character filled cottage is a blank canvas for a modern update
- Three generous sized bedrooms, two with built in robes
- Formal dining adjacent to the updated kitchen featuring breakfast bar & ample storage



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
\$1,000,000 - \$1,100,000

View
By Appointment

Contact
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space.

- Total of 3 potential living areas plus study/home office
- Potential to convert existing studio to granny flat (STCA)
- Five minute drive or 25min walk to Towradgi beach
- 850m to Tarrawanna Public School
- 800m to Foodworks, butcher, cafes, barber & fish 'n' chip shop
- 350m to GP doctor, pharmacy
- Walking distance to bus stop, train station & amenities

More About this Property

Property ID	VBYHQZ
Property Type	House
Land Area	528 m2
Including	Study Toilets (2) Floorboards Built-in-Robes Fully Fenced

Martin Merritt 0412 424 226

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

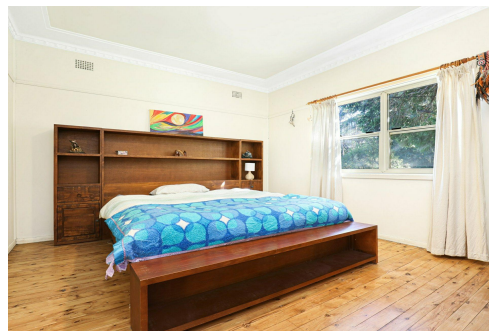
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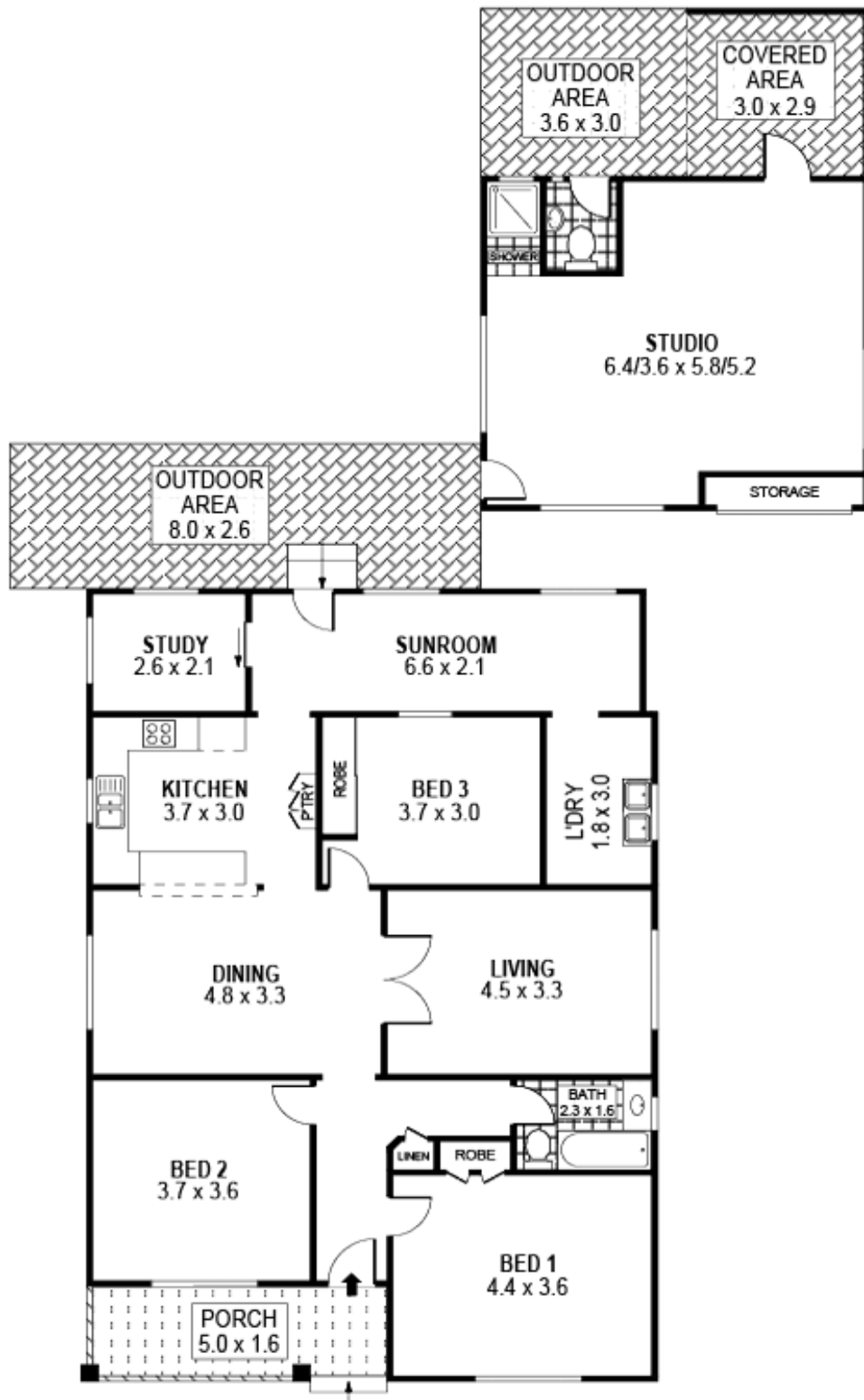
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0 1 2 3 4 5 SCALE (METRES)

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.
Ref. No: 06145



INT : 124m²
EXT : 51m²
STUDIO : 33m²

1 CHARLES ROAD

TARRAWANNA



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