

44 Stephanie Avenue, Warilla

## BLUE-CHIP INVESTMENT - BLOCK OF 3 UNITS ON ONE TITLE TWO STREETS BACK FROM THE BEACH

A rare and highly sought-after opportunity to secure an entire block of three units on one title, perfectly positioned just two streets back from the beach. This high-performing investment offers immediate rental income with impressive potential for growth through value-adding upgrades. Whether you're an investor seeking strong yields, future redevelopment value, or a low-maintenance addition to your portfolio, this property delivers.

Current Rental Income & Market Potential:

1/44 Stephanie Ave

- Current Rent: \$380/week
- Market Rent: Approx. \$420/week

2/44 Stephanie Ave

- Current Rent: \$350/week
- Market Rent: Approx. \$420/week

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**FOR SALE**

\$1,420,000

**AGENTS**

Jake Stylis  
0401 924 141

[jake.stylis@ljhwollongong.com.au](mailto:jake.stylis@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**

3/44 Stephanie Ave

- Current Rent: \$400/week
- Market Rent: Approx. \$420/week

#### Key Features

- An entire block of 3 units on one title
- All units currently tenanted
- Significant upside with simple cosmetic upgrades
- Strong rental demand in a premium coastal location
- Two streets from the beach - highly desirable for tenants and future buyers
- Ideal long-term hold, Airbnb opportunity (STCA), or redevelopment site

#### Investor Highlights

- Solid current rental return
- Attractive uplift potential from bringing all units to market rent
- Outstanding location ensuring continuous high occupancy
- Very limited supply of full unit blocks on single titles near the beach

Don't miss this exceptional opportunity to secure a high-performing coastal investment with strong future growth potential

### MORE DETAILS

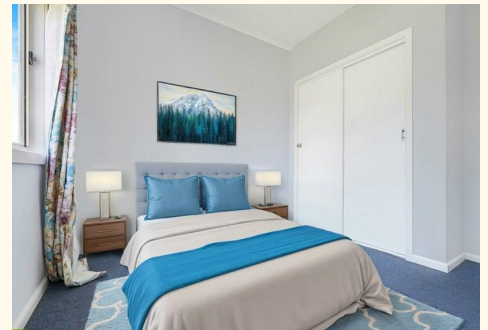
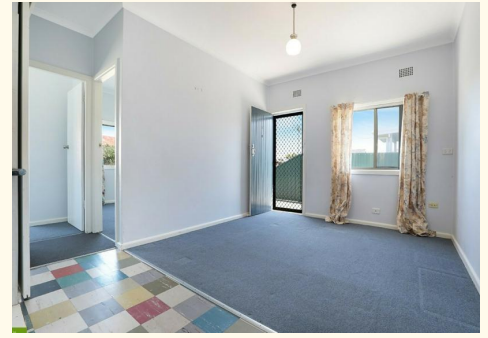
Property ID	VMAHQZ
Property Type	BlockOfUnits
House Size	169 m2
Land Area	586 m2
Including	Toilets (3)

#### Jake Stylys 0401 924 141

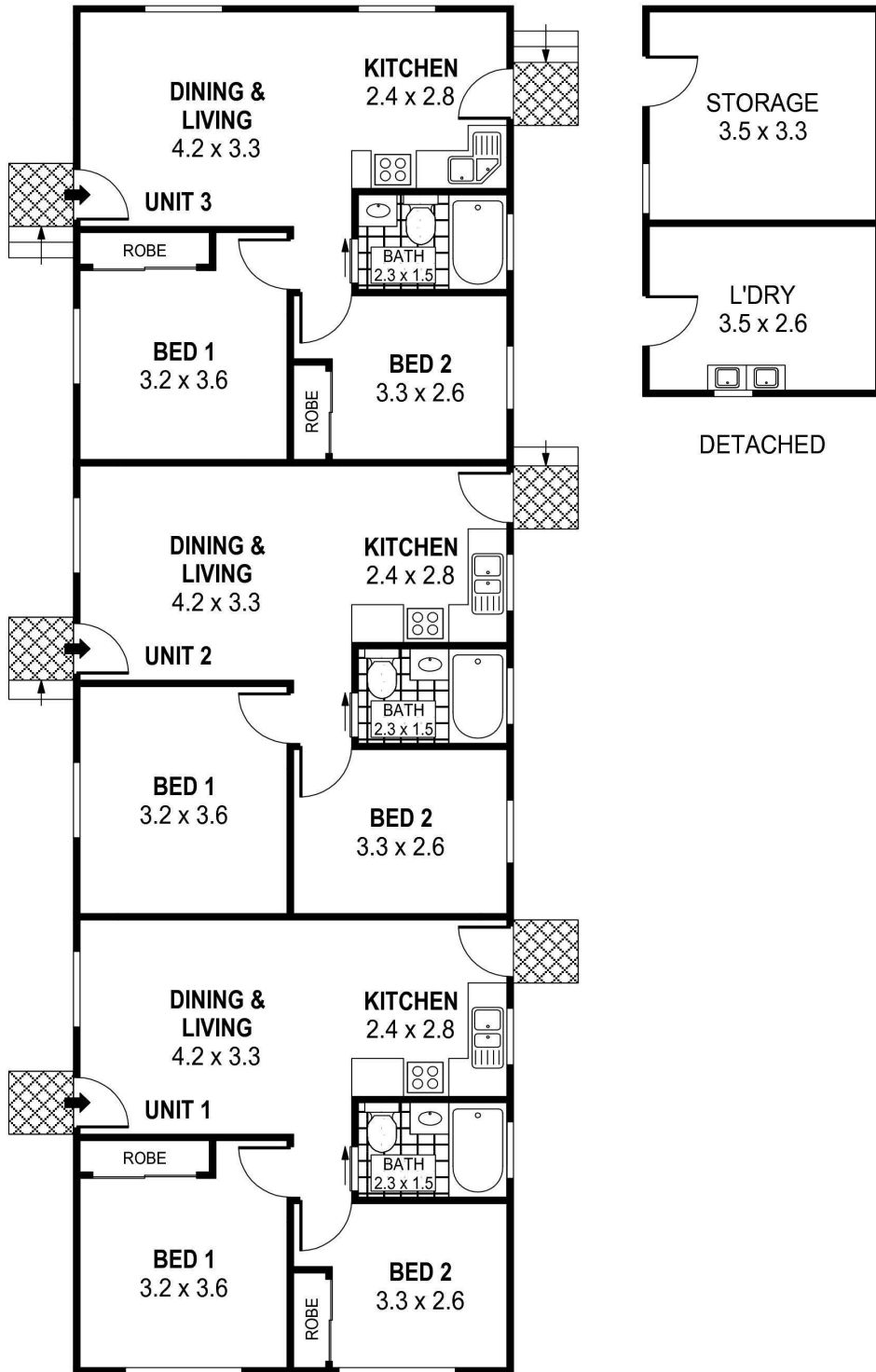
Real Estate Agent | [jake.stylys@ljhwollongong.com.au](mailto:jake.stylys@ljhwollongong.com.au)

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

69 Kembla Street, WOLLONGONG NSW 2500  
[wollongong.ljhooker.com.au](http://wollongong.ljhooker.com.au) | [wollongong@ljhooker.com.au](mailto:wollongong@ljhooker.com.au)



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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
Ref. No: 08875

INT : 142m<sup>2</sup>  
EXT : 6m<sup>2</sup>  
STORAGE / L'DRY : 21m<sup>2</sup>

44 STEPHANIE AVENUE

WARILLA

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