



Warilla, 49 - 49a Antrim Ave

Versatile Property - Two for One Opportunity

Discover a unique opportunity that combines flexible living or smart investment potential. This exceptional property offers two newly renovated homes on a single title. Perfect for multi-generational families, savvy investors seeking dual income streams or those wanting to live in one & earn an income from the other.

Situated on a generous 607sqm block, both dwellings are move-in ready with stylish updates and thoughtful designs for modern living.

Located in a quiet, friendly, neighbourhood in a sought after location. With a moments drive from Shellharbour's stunning coastline and a short walk to Warilla Beach, coastal cafes, Shellharbour Village, Marina, Shellharbour Square, schools and transport. This prime address blends coastal lifestyle with convenience.

Home 1



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.

SOLD

6

2

2

For Sale
Please Call

View
ljhooker.com.au/V11HQZ

Contact
Martin Merritt
0412 424 226
martin.merritt@ljhwollongong.com.au
David Calderaro
0402 338 978
david.calderaro@ljhwollongong.com.au

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

- Recently stylish renovated interiors with VJ feature panelling throughout.
- Polished timber floorboards & new S curve linen curtains in living room & bedrooms
- Large windows in living area & bedrooms that provide natural sun light with coastal cross ventilation and view exceptional sunsets.
- Three bedrooms, two with built in robes.
- Coastal themed renovated bathroom
- Modern separate laundry with ample storage
- Covered outdoor entertaining area with a sunny level grassed yard & a space designated for potential vegetable garden.
- Off street parking



Home 2

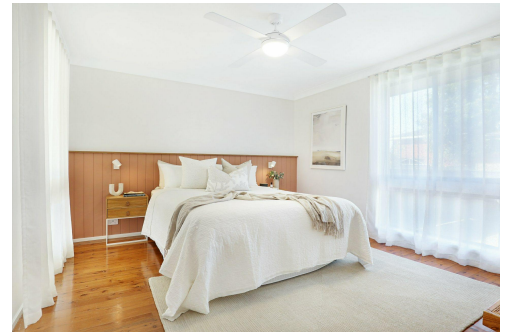
- Bright and airy open-plan living and dining area with floating floors
- Reverse cycle Air conditioning
- Sleek white kitchen with stainless steel appliances and dishwasher
- Three bedrooms, two with built in robes
- Combined functional bathroom & laundry
- Recently landscaped backyard with new turf & pebble fire pit are for outdoor enjoyment
- Rainwater tank & solar hotwater system for eco-friendly living
- Private car space with separate private gated access.



This property is the perfect solution for families looking for multi-generational living, providing space & privacy for everyone, or an excellent investment opportunity with strong rental potential. Live in one home while generating rental income from the other, or lease both.

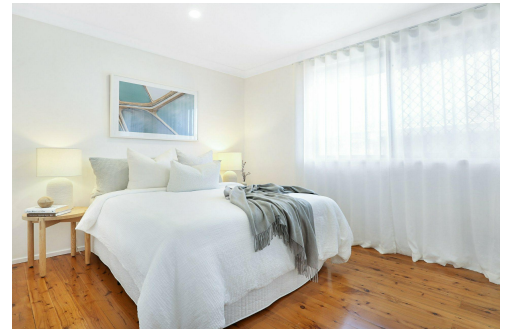


Contact Martin Merritt today on 0412 424 226 to arrange your private viewing.



More About this Property

Property ID	V11HQZ
Property Type	House
Land Area	607 m ²
Including	Air Conditioning Toilets (2) Courtyard Dishwasher Floorboards Built-in-Robes Fully Fenced Grey Water System Water Tank



Martin Merritt 0412 424 226

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

David Calderaro 0402 338 978

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

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

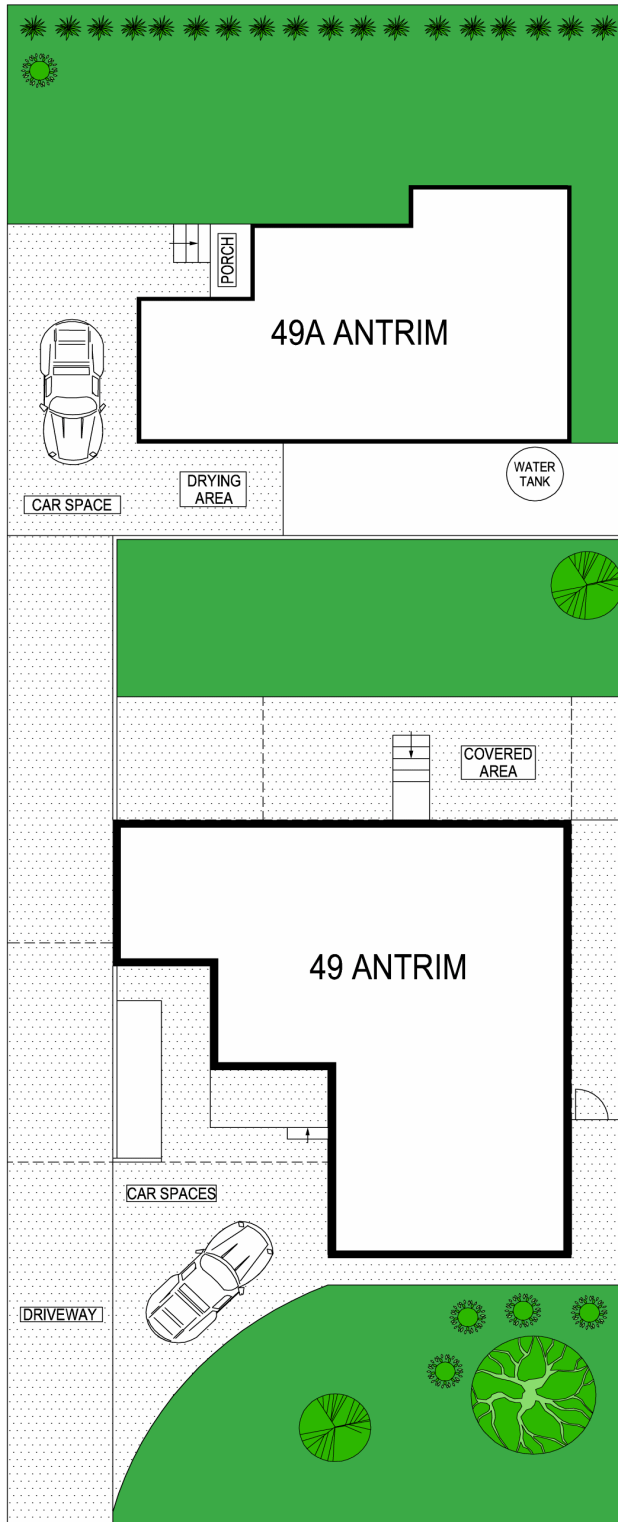
69 Kembla Street, WOLLONGONG NSW 2500

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



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.



SITE PLAN



Disclaimer: Design Junkies Graphic Imagery whilst preparing this document for the use by The Real Estate Products Group Pty Ltd clients used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or mis-statements contained in this document. Prospective purchasers should make their own enquires to verify the information contained in this document.

LJ Hooker
 Wollongong | Shellharbour | Corrimal

LJ Hooker

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.