

## West Wollongong, 16 Sheppard Street

Potential plus & packed with possibilities!

Perched on the high side of a popular tree-lined cul-de-sac is this immaculately modernised 3-bedroom home that will impress the most discerning buyers.

Whether you are a first home buyer or downsizer, this home is definitely suitable for all age groups.

Positioned in one of the city's most popular suburbs and within walking distance of Keiraville village shops, public transport, schools and ease of access to the M1, North and South.

Easy care gardens, front and back, with a garage under completes the picture. An inspection is a must.

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.

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**For Sale**  
\$929,000

**View**  
[ljhooker.com.au/UWEHQZ](https://ljhooker.com.au/UWEHQZ)

**Contact**  
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**LJ Hooker Wollongong**  
**02 4229 8600**

Huge bedrooms, two with BIW's  
 Renovated kitchen  
 Large L-shape living & dining  
 Modernised bathroom  
 Space at the rear for future extensions (STCA)  
 Laundry with extra toilet

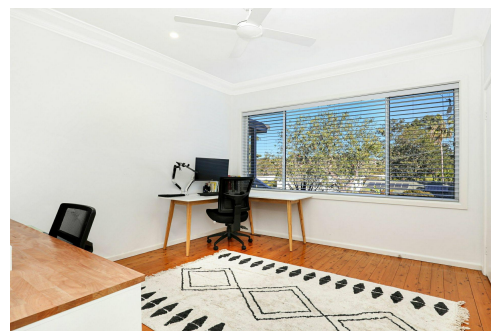
Land size 563m2  
 Water rates: \$171.41 pq  
 Council rates: \$500.36 pq

## More About this Property

<b>Property ID</b>	UWEHQZ
<b>Property Type</b>	House
<b>Land Area</b>	563 m <sup>2</sup>
<b>Including</b>	Toilets (2) Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced

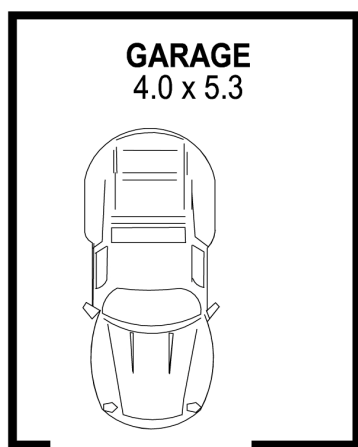
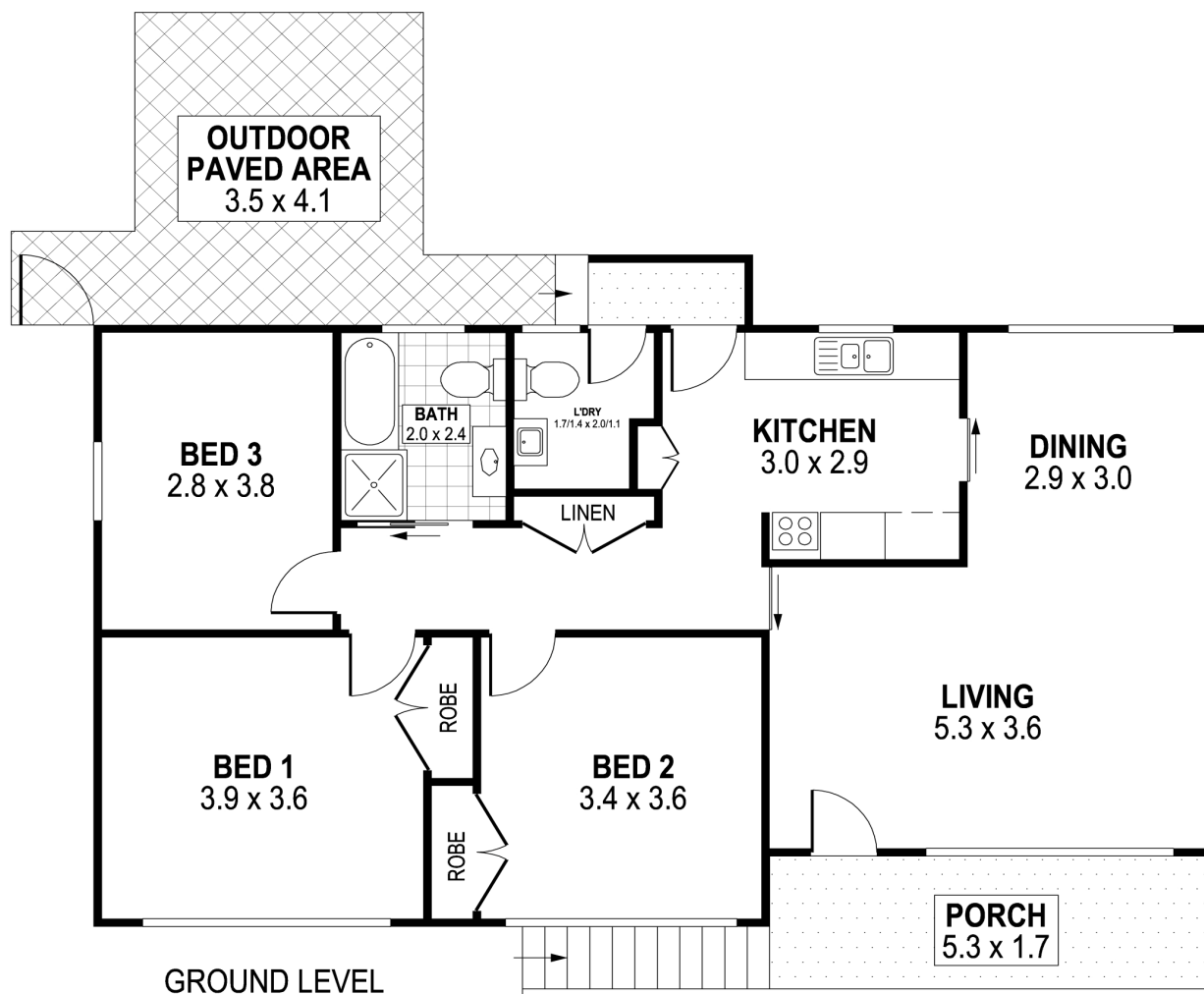
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**LOWER LEVEL**



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

INT : 96m<sup>2</sup>  
EXT : 25m<sup>2</sup>  
GARAGE : 21m<sup>2</sup>

**16 SHEPPARD STREET**

**WEST WOLLONGONG**



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