



## West Wollongong, 32 Pooraka Ave

### Revamp or Redevelop

An opportunity to put your own personal stamp on a larger than average home, nestled in the heart of West Wollongong. Properties of this vintage rarely have such large internal space, and a floorplan that offers room for the whole family to grow. This property is perfect for those with a keen eye for renovation, or desire to create a dream family home.

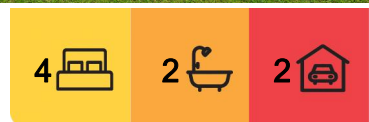
Nestled on a generous 753sqm parcel this home offers ample space externally and internally, with four spacious bedrooms upstairs, 3 featuring built-in robes, and a potential fifth bedroom downstairs with the adjoining second bathroom.

Downstairs features a double sized garage, ample storage space, a rumpus room with a fireplace, and extra room for home office or study.

The potential for this property is truly endless. Whether you're looking to create a cosy family home or a modern masterpiece, this home provides the perfect canvas.



**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**  
Price Guide \$920,000

**View**  
[ljhooker.com.au/V2AHQZ](http://ljhooker.com.au/V2AHQZ)

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

Located in the sought-after suburb of West Wollongong, in a quiet friendly neighbourhood, with primary and high schools just a short stroll away, 9 min drive to Wollongong CBD and Figtree Grove within walking distance. The property features a near-level backyard with rear gate access onto Roy Johansen Park, with children's playground, bicycle track and amenities. It is the absolute ideal place to raise a family and create a lifetime of memories.

Contact David Calderaro or Martin Merritt today to arrange a viewing and start planning your dream home..

## More About this Property

<b>Property ID</b>	V2AHQZ
<b>Property Type</b>	House
<b>Land Area</b>	753 m <sup>2</sup>
<b>Including</b>	Fire Place Balcony Built-in-Robes

**David Calderaro 0402 338 978**

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

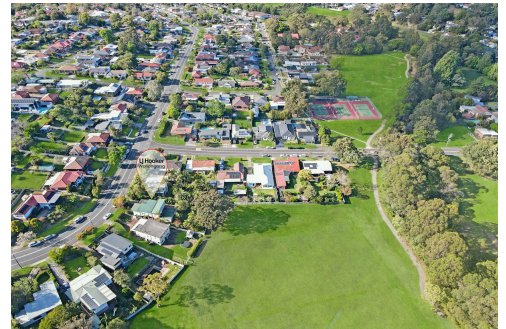
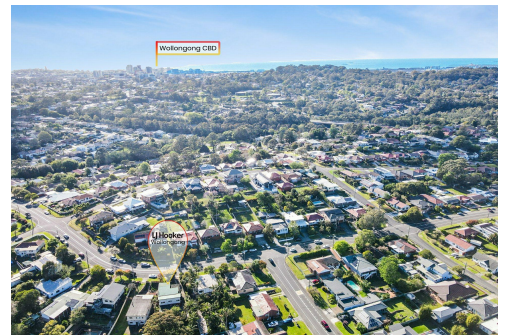
**Jake Styliis 0401 924 141**

Salesperson | jake.styliis@ljhwollongong.com.au

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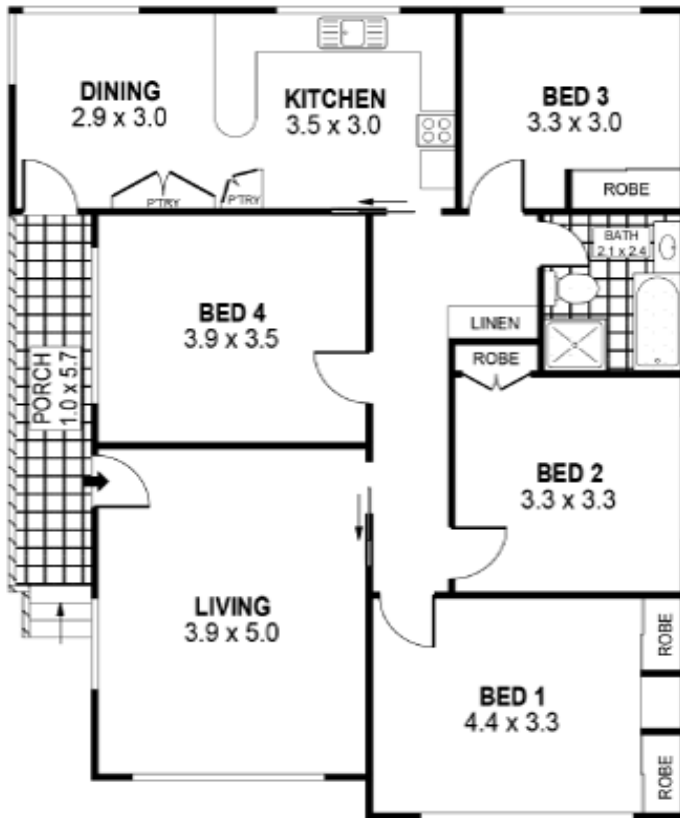
69 Kembla Street, WOLLONGONG NSW 2500

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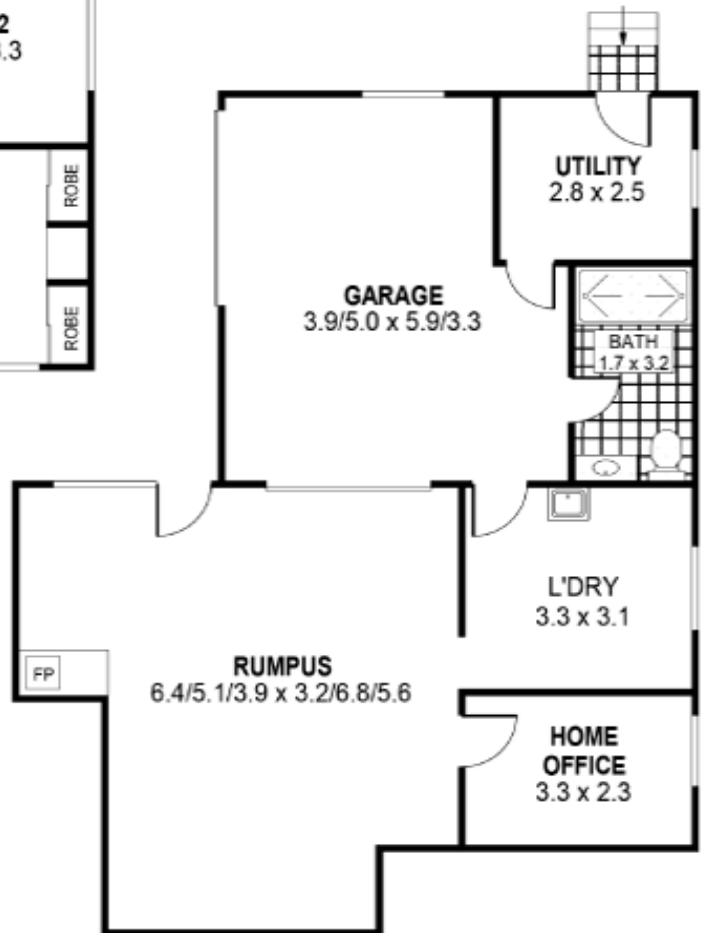


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GROUND LEVEL



LOWER LEVEL



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
Ref. No: 02060



INT : 175m<sup>2</sup>  
EXT : 6m<sup>2</sup>  
GARAGE : 27m<sup>2</sup>

32 POORAKA AVENUE

WEST WOLLONGONG



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