

31 Matthews Street, Wollongong

## City Fringe Retreat - Packed with promise & potential!

Nestled on a spacious 800m (approx) allotment, this charming three-bedroom residence is brimming with promise and packed with potential. An ideal canvas for homeowners, savvy investors, or developers (STCA).

The standout feature is its sought-after location. With Wollongong CBD only a 5-minute drive away it is within arm's reach of everything that Wollongong has to offer. This rare property combines generous land, convenient positioning, and significant future upside. Whether you're dreaming of your forever home, searching for a high-return investment, or exploring development opportunities, this property offers limitless potential and is a must see.

Market rent achievable \$650 - \$670 per week

Property features:

- Updated kitchen with stone tops and gas appliances
- Large, air-conditioned living room
- Seperate dining room that flows out to covered alfresco overlooking the huge backyard
- 3 good sized bedrooms main with BIW

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**FOR SALE**  
Auction

**AGENTS**

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**AGENCY**

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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**

Original bathroom & internal laundry with extra toilet  
Single carport & lock up garage

Location features:

Wollongong CBD - 4 minute drive  
Wollongong public & private hospital - 2 minute drive  
Wollongong train station - 6 minute drive  
Belmore basin - 6 minute drive  
North beach - 7 minute drive  
Win stadium & Entertainment centre - 7 minute drive  
University of Wollongong - 6 minute drive

**MORE DETAILS**

Property ID	VF9HQZ
Property Type	House
Land Area	800 m2
Including	Air Conditioning Toilets (2) Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Water Tank

**Jake Stylys 0401 924 141**

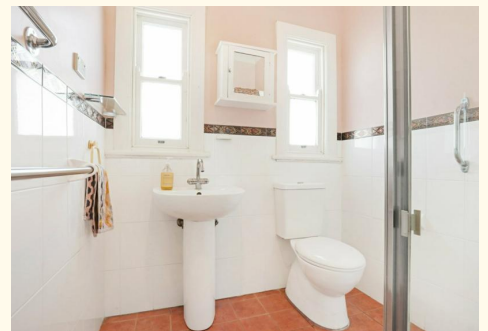
Real Estate Agent | [jake.stylys@ljhwollongong.com.au](mailto:jake.stylys@ljhwollongong.com.au)

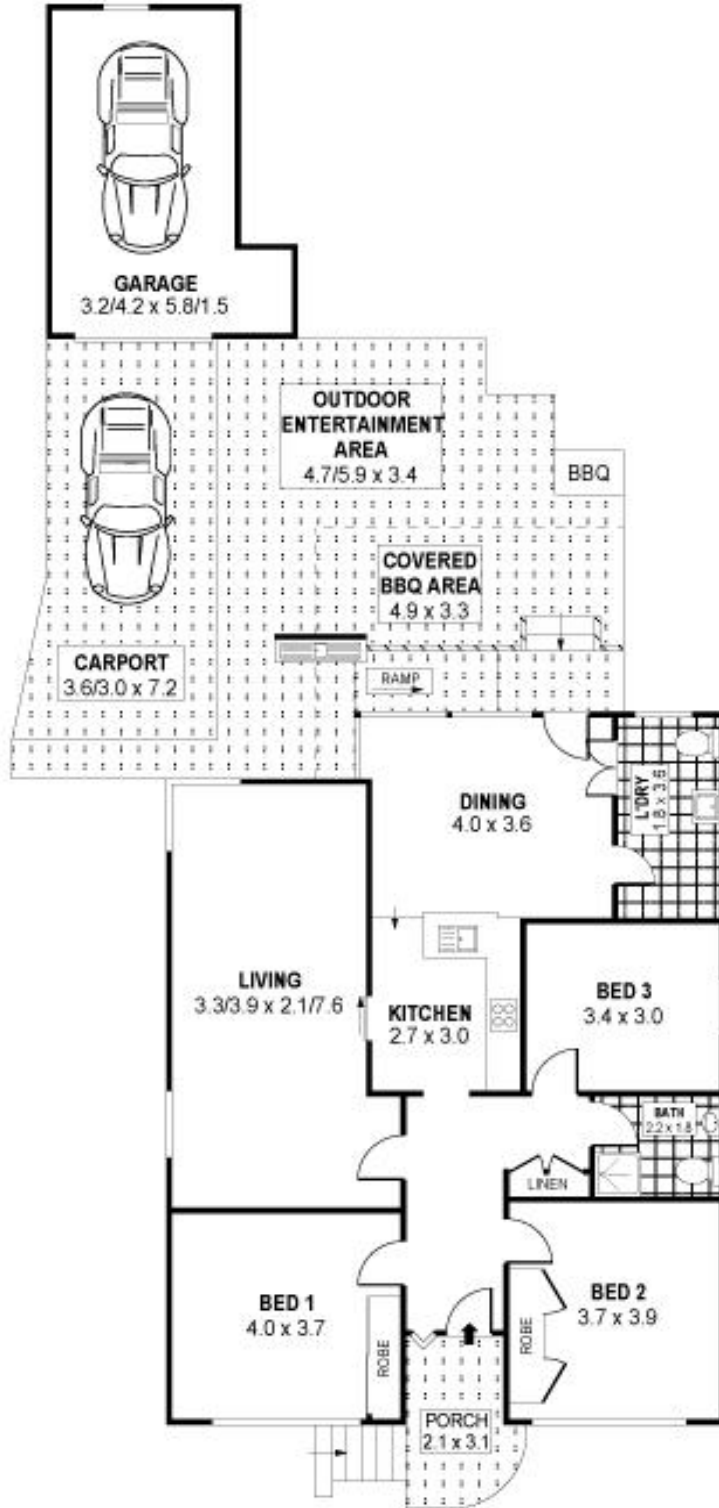
**Martin Merritt 0412 424 226**

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0 1 2 3 4 5  
**SCALE (METRES)**

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
 Ref. No. 08023

INT : 114m<sup>2</sup>  
 EXT : 56m<sup>2</sup>  
 GARAGE : 20m<sup>2</sup>  
 CARPORT : 22m<sup>2</sup>

**31 MATTHEWS STREET**

**WOLLONGONG**