

Dimosons

5/9-11 Clive Avenue, WARRAWONG

 2  1  1

Price: \$390,000 - \$420,000

Fast Facts



-
- • 2-bedroom, 1-bathroom townhouse
- • Boutique complex of 6 properties
- • Ideal investment or first home
- • Open plan living with floating floors
- • Sunny courtyard off lounge
- • Internal laundry with second toilet
- • Single lock-up garage
- Close to shopping, cinemas, schools, hospital and more!

Description



Top location: 2bdm Warrawong townhouse!

This attractive 2-bedroom two-storey brick/clad townhouse has a contemporary feel and location that puts everything in reach…

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Say hello to your next address - as either a smart investment for your portfolio or a contemporary home base that's so close to Warrawong's shopping and entertainment hub. Part of a small complex of six, this light-filled property offers plenty for the right buyer. Is that you?

Let's take a look around.

From the moment you walk in, the extra height angled ceiling that occupies half the open plan living and dining space immediately provides a lofty vibe. Floating floors are underfoot, while a sliding door leads you directly out to the sunny courtyard - ideal for quiet chilling or entertaining with friends. Back inside, the kitchen and laundry round out the ground floor, along with a convenient downstairs toilet.

Head upstairs and you'll find two good-sized carpeted bedrooms - both with built-in wardrobes. Up here you'll also find the light-filled main bathroom, with separate bath and shower.

Add in the single lock-up garage, low-maintenance grounds and excellent location - in a quiet street just moments to Warrawong Plaza, schools and the lake - and you have a family-friendly townhouse with mass appeal.

This suburb is running hot right now. Own your piece of it by contacting the Robert Dimovski Team today on 4258 0088 today!

Inclusions



External

-
- Brick veneer and hardiplank external walls
- Concrete tiled roof

Car Accommodation

-
- Single car garage

Entry

-
- Security screen door
- Wooden front door

Lounge

-
- • Floating timber flooring
- • Vertical blinds
- • Downlights
- • Sliding door out onto patio
- • Sloping ceiling
- Open plan lounge and dining

Dining

-
- • Floating timber flooring
- • Vertical blinds
- • Downlights
- Open plan lounge and dining

Kitchen

-
- • Tiled flooring
- • Electric cooktop
- • Electric oven
- • Double basin sink
- • White cabinetry
- • Roller blinds
- Lots of storage space

Bed 1 & 2

-
- • Carpet
- • Venetian blinds
- Mirrored built in wardrobes

Bathroom

-
- • Tiled floor
- • ½ wall tiles
- • Single sink vanity with storage
- • Bath tub
- • Separate shower
- • Large wall mirror
- • Towel rack
- • Venetian blind
- Toilet

Laundry

-
- • Tiled flooring
- • Linen cupboard
- • Wash basin
- • Separate toilet
- External access

Other Features

-
- • Fenced patio with side access
- Small yard and garden

Outgoings

Council Rates:

Wollongong City Council

\$343.55 per quarter

Water Rates:

Sydney Water

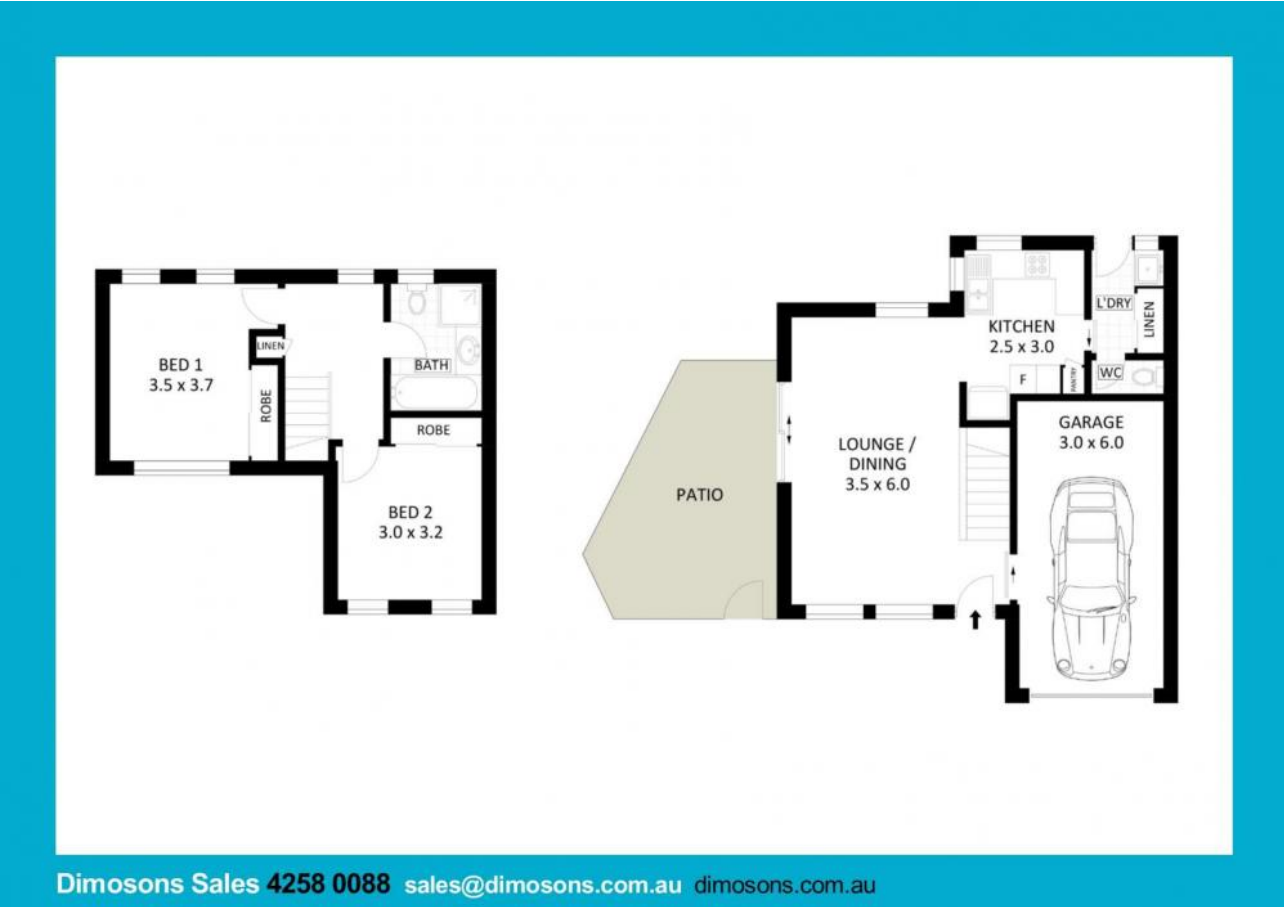
\$172.04 per quarter

Strata Levies:

BCS Strata Management

\$546.05 per quarter

Floor Plan 1



Dimosons Sales 4258 0088 sales@dimosons.com.au dimosons.com.au

About Warrawong



Warrawong is situated on the northeast corner of Lake Illawarra and has an approximate population of 4,752 people. It is also home to one of three major regional shopping centres; **Warrawong Plaza**. Features that make Warrawong the perfect family destination include:

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- • Within proximity to many quality schools
- • Increase in local businesses
- • Next door to Warrawong Plaza Shopping Centre

SCHOOLS

-
- • [Warrawong High School - Flagstaff Rd](#)
- • [Warrawong Public School - Cowper St](#)
- • [St Francis of Assisi - Flagstaff Rd](#)
- • [Toddlers Palace Kindergarten - Cowper St](#)

CAFES, RESTAUNTS

-

- • The Brew Bar - Flagstaff Rd
- El Danny's Pizza - Weringa Ave

SHOPPING

-
- • Warrawong Plaza - Cowper St
- • Bunnings Warrawong - Northcliffe Dr
- Grocery stores, cinemas, clothing stores - Cowper St

TRANSPORT

-
- • Port Kembla North Station - Flinders St
- Buses along Northcliffe Dr, Cowper St, Flagstaff Rd, Third Ave & King St

OTHER

-
- [Port Kembla Hospital](#)

Relevant Documents



Links

[Download Draft Contract](#)

<https://dimosons.com.au/property/properties-for-sale/townhouse-for-sale-5-9-11-clive-avenue-warrawong-nsw-2502>

[Download Rental Appraisal Letter](#)

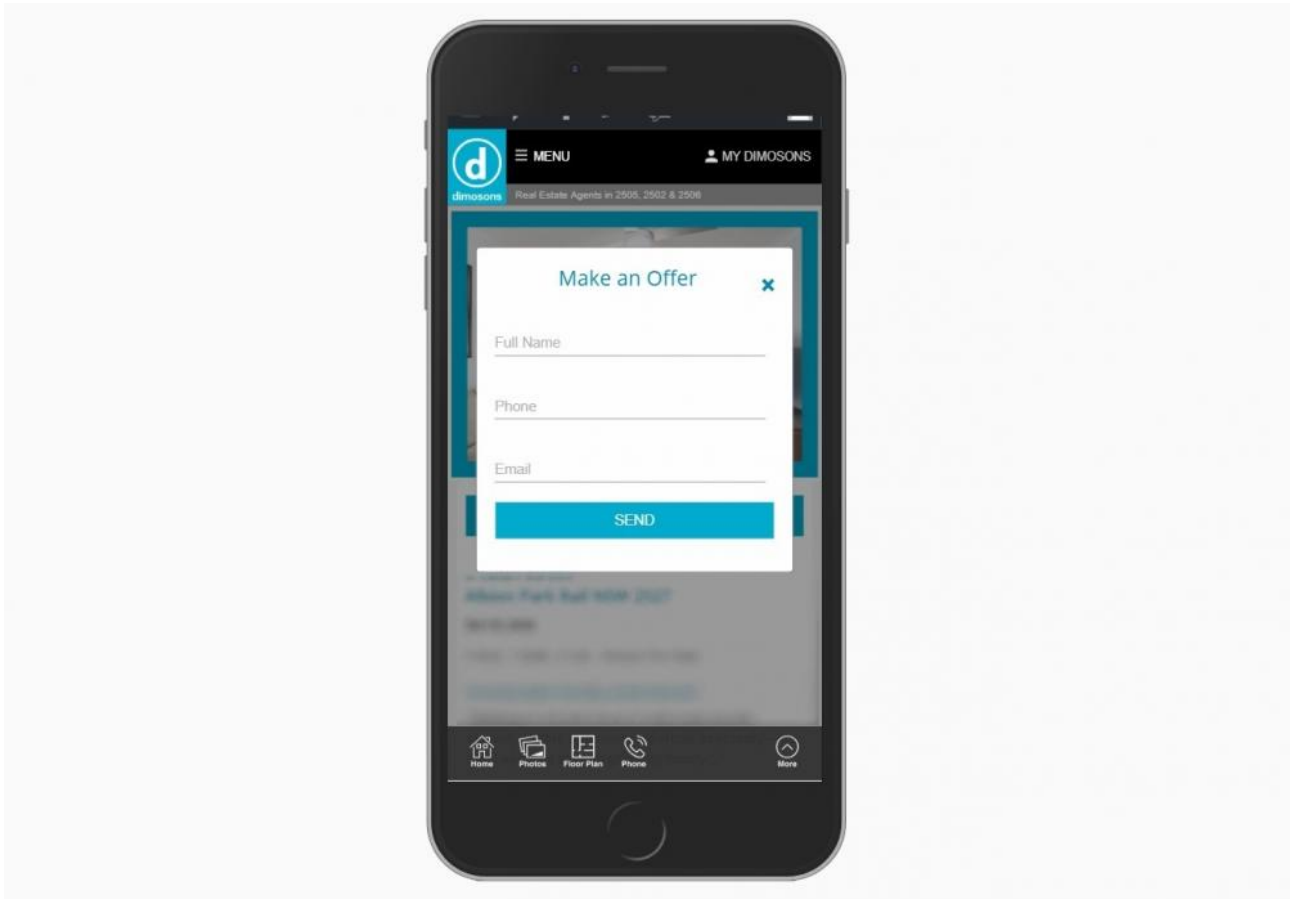
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Make An Offer



To make a formal offer on this property, please follow the link below and complete the Make An Offer form. We will give you a call to discuss your offer further.

Please note that this written Notice of Offer does not bind either party to an agreement, the buyer may change their mind at any stage up to exchange of contracts with no penalty. Should there be multiple offers of the same figure terms and conditions will be investigated or a second round of offers will be announced.

Links

[Make An Offer](#)

<https://dimosons.com.au/property/properties-for-sale/townhouse-for-sale-5-9-11-clive-avenue-warrarong-nsw-2502>

About Dimosons



Imagine - Love - Encourage - WOW!

We do business differently to give you the edge.

By embracing change & constantly challenging tradition Dimosons has a strong desire to improve the way our industry operates.

Our experience, track record & strength of brand puts you in the perfect position to achieve the best possible price for your property.

Visit [dimosons.com.au](https://www.dimosons.com.au) to find out how and to receive an instant property valuation on your home or investment property today.

Links

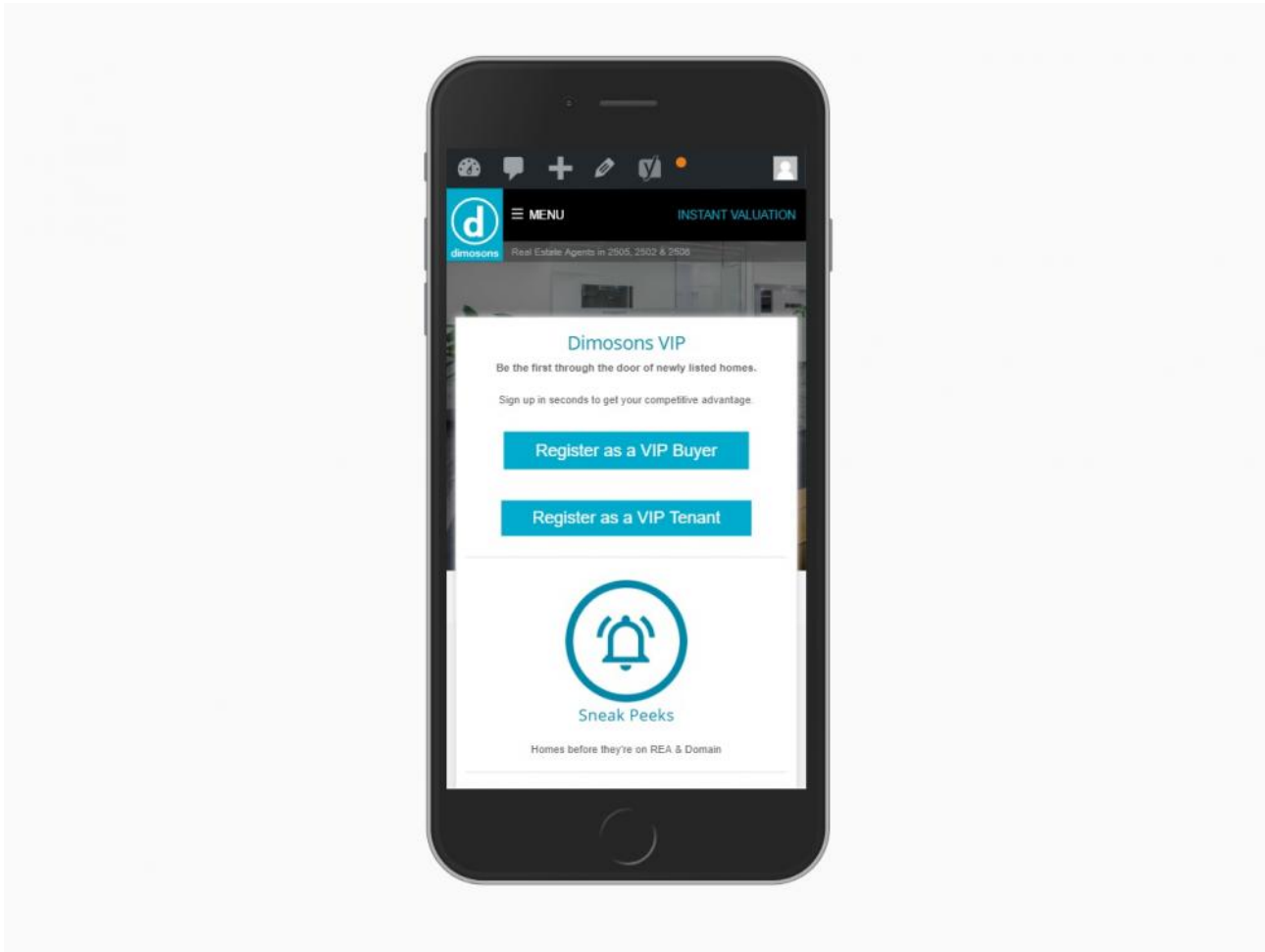
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Help For Buyers

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Contact Dimosons Sales



Dimosons Sales

Dimosons Real Estate

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Email: sales@dimosons.com.au

Web: <https://dimosons.com.au>

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