



102 St Johns Avenue Mangerton, NSW

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Excellent Family Home in Pristine Suburb

Very convenient location in a well-sought tree lined suburb of Mangerton (rated 9.2-9.5 out of 10 best suburbs to live at Illawarra) with a great neighbourhood, within walking distance to transport, local cafes and Westfield Figtree (Figtree Grove) Shopping Centre. The home is surrounded by some of the best performing quality schools and has easy access to the M1/B65 motorway. Be only 10 minutes' drive to local beaches (North Wollongong, Belmore Basin, and City Beach), 5 minutes to Wollongong CBD and only a few minutes to Figtree Private Hospital and Wollongong Hospital (including new private hospital). This makes family friendly lifestyle.

Price: \$615,000

The fully renovated (2012) double brick 3 bedroom family home consists of:

- Formal lounge and dining area.
- Modern kitchen with breakfast bar.
- Additional study/sitting room.
- Rumpus room with fireplace that can be easily converted to a fourth bedroom.
- Covered alfresco setting plus deck with escapement views.
- Ample storage and second toilet in laundry.
- Large and child friendly backyard with room to extend, install a swimming pool or even a second home (subject t

Adam McMahon



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