



12 Neville Avenue Russell Vale, NSW



## Build or Renovate Your Dream Home

Here stands an opportunity for you to secure a 3 bedroom house in a highly sought-after pocket of Russell Vale. The opportunities are endless with this meticulously kept, original style home, sprawled across a level 746m2 block (approx). Either start again and build your dream home, renovate and extend the existing home or develop for future profit (potential for dual occupancy subject to Wollongong City Council approval).

### Property Features:

- Immaculately kept original 3 bedroom, 1 bathroom with single lock up garage.
- The kitchen is positioned adjacent to the outdoor patio providing an excellent layout for outdoor entertaining.
- Intricate features have been retained including the fire place, detailed cornices and an out house.
- The large corner block offers multiple opportunities including dual occupancy (subject to Wollongong City Council approval) ideal for those who wish to extend or develop - and offers great accessibil

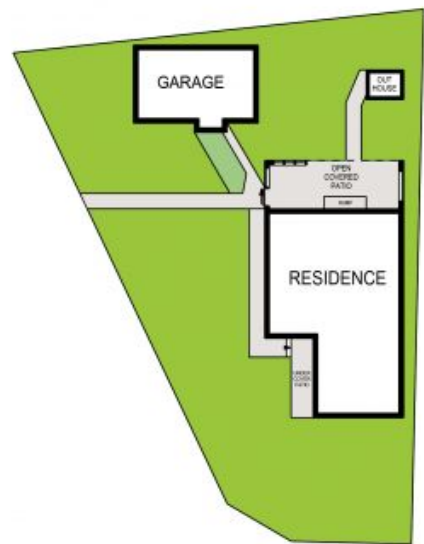
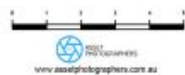
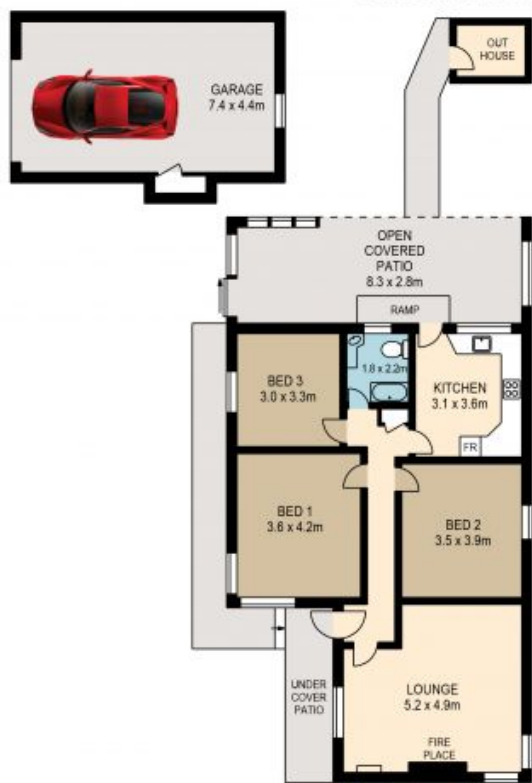
**Price:** Contact Agent  
**Council Rates:** \$442.00 p/q

**Adam McMahon**

**Adam McMahon**

02 4267 5377

12 NEVILLE AVENUE, RUSSELL VALE



Please note these measurements are approximate only. The plans are intended as a rough guide for illustrative purposes. It is not warranted or guaranteed to be correct nor is it part of the sale or rental contract.