



23 James Road Corrimal, NSW



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## A golden opportunity with so many possibilities!

Walk to Corrimal Village from this neat three-bedroom home, perfectly positioned close to every convenience and only minutes from your choice of stunning beaches. Move straight in, plan renovations, or take advantage of the huge block and build the home of your dreams.

### Location

An easy coastal lifestyle awaits in this ideal location close to shops, schools, and beaches. Stroll into Corrimal's bustling village centre in just nine minutes (approx.) to enjoy its shopping centres, cafes, eateries, and major supermarkets, or drive into Wollongong in only 12 minutes (approx.) for big city conveniences close to home.

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This neat-as-a-pin three-bedroom cottage set on a sprawling block presents an exciting opportunity to create the home you've always dreamt of. Move in and enjoy the home as is, plan updates to make it your own, or utilise the potential offered by the

large bl

**Price:** Contact Agent  
**Council Rates:** \$542.18 p/q

**Ethan Hennessy     Adam McMahon**  
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**23 James Road, Corrimal**

Internal Space 77m<sup>2</sup>



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