

## 2 Sheppard Street Wollongong West NSW

4 2 2

Located in the ever popular and well established neighbourhood of West Wollongong is this gently sloping 1,246sqm block, complete with a dual level home that offers a quintessential lifestyle close to everyday essentials.

The parcel of land, zoned R2 Low Density Residential, offers immense potential to redevelop (STCA) and a remarkable opportunity to capitalise on this premium location. It's ideally set within an easy stroll from the University of Wollongong, Keiraville village cafes and shops, local schools, Wollongong Botanical gardens and reserves, public transport, CBD and M1 access to Sydney and Nowra.

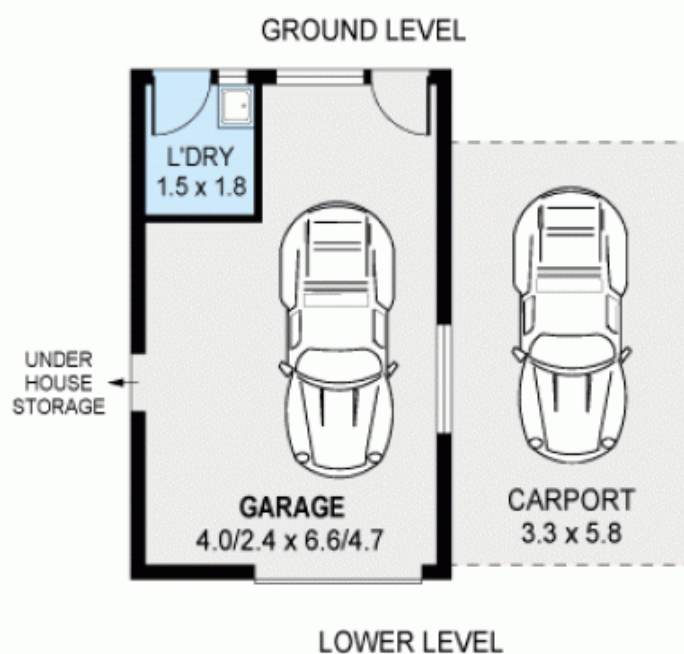
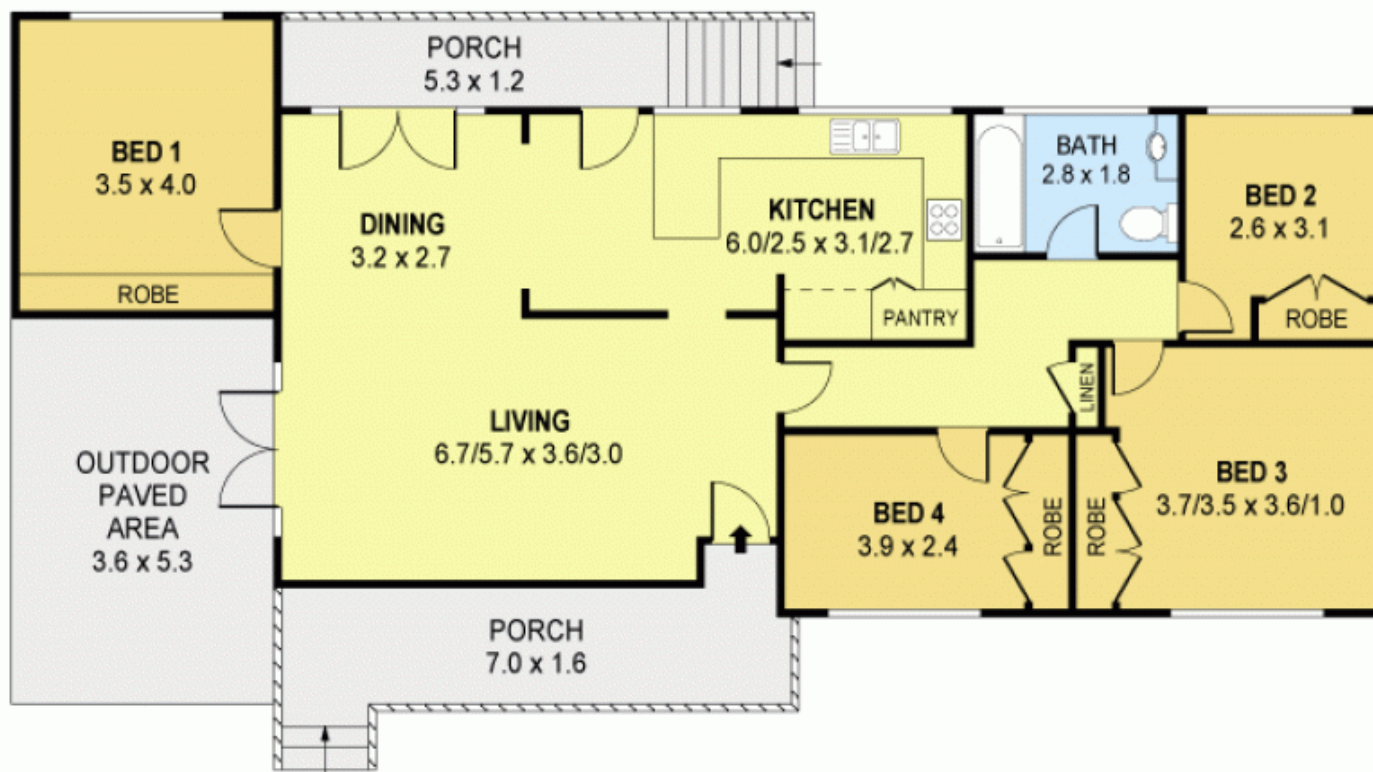
The established home with hardwood floors features a recently renovated kitchen and bathroom, four good sized

**Land Size** : 1246 sqm

**View** : <https://www.jacksonresidential.com.au/6046>  
749



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

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
Ref No: 32090

INT : 113m<sup>2</sup>  
EXT : 37m<sup>2</sup>  
GARAGE : 23m<sup>2</sup>  
CARPORT : 19m<sup>2</sup>

2 SHEPPARD STREET

WEST WOLLONGONG