



# 14 Kenny Street.



14 Kenny Street, Wollongong NSW

@mmirealestate



# Introduction.

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MMJ North Real Estate is pleased to present  
14 Kenny Street, Wollongong NSW.

Rare opportunity with potential for immediate  
income and future development

## **MADISON PHIPPS**

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# Key Highlights.

01

## COMMERCIAL/RESIDENTIAL INVESTMENT

Zoned as B3 City Core with an approved building height of 60 meters.

Land size approximately 722 square meters.

5 bedroom residence.

Currently operates as a restaurant/function room with seating for over 150 people.

02

## PRIME LOCATION

Prime location in Wollongong's CBD, just 230 meters from the proposed \$292 million Wollongong Mall Extension Re-development.

03

**CENTRAL PROXIMITY**

350 meters from the CBD Mall shopping precinct and 450 meters from Wollongong Railway Station and both Public and Private Hospitals.

04

**RARE OPPORTUNITY**

Operates as a restaurant/function room.

Plus 5 bedroom residence.

Vacant possession available.

05



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# Investment with Re-development upside.



14 Kenny Street, Wollongong NSW  
LOT 1 DP112673

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The property is zoned “B3 City Core” with an approved building height of 60 meters.

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Land size approximately 722 square meters.  
Bonus 140 square meter, five-bedroom residence on the first floor. Includes a 165 square meter rear terrace.

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Wollongong is increasing in popularity and it's clear why. With stunning beaches at your doorstep and only a 90-minute drive to Sydney, living in Wollongong provides all the benefits of a small coastal town, as well as a large city.



**TO ARRANGE AN  
INSPECTION,  
PLEASE CONTACT  
THE SELLING  
AGENT.**



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# Location.

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Wollongong is a coastal city in Australia, south of Sydney along the Grand Pacific Drive. Surfing beaches and rock pools line the coastline

Wollongong is home to a world-class university, innovative start-up scene, and offers all the benefits of city living, but with the warmth of a smaller town.

Thousands of businesses have chosen Wollongong – it's the perfect place to thrive.

Wollongong is a vibrant coastal city, which offers a supportive business environment and a real work-life balance.



**Wollongong is home to a highly skilled workforce, an industry-focused global university, and a growing number of businesses with customers and clients across the world.**

WOLLONGONG CBD



TRAIN STATION

HOSPITAL



# Method of Sale.



For Sale by Private Treaty

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For more information please contact the Exclusive Selling Agents.

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(ii) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but purchasers should not rely on them as statements or presentations of fact, but must satisfy themselves by inspections or otherwise please as to the correctness of each of them; and a draft Agreement for Sale of Land which is available for inspection at the offices of the Agents .

In the event of any inconsistency between this Information Memorandum and the Agreement for Sale of Land, the provisions of the Agreement for Sale of Land shall prevail.

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