

**SOLD**

## UPDATED UNIT IN THE HEART OF WOLLONGONG

Nestled on the outskirts of town lies an incredible opportunity to secure a neat and tidy entry-level home or a savvy investment anchored by major amenities. Showcasing two bedrooms both with mirrored built-in robes for extra storage, and ceiling fans. Servicing the bedrooms is a luxury bathroom, complete with a glamorous free-standing bath, huge walk-in shower with a modern vanity.

The updated kitchen offers boasting quality stainless steel appliances, an eat-in breakfast bar and ample storage. Overlooking the open plan lounge and dining room, floods the living areas with natural light. The balcony is the perfect spot to wake up with your morning coffee or relax with a drink after work as you take in the stunning escarpment views.

- Solid brick
- Complex of only eight
- Subject to existing tenancies till January 2025
- High ceilings throughout
- Main bathroom with laundry combined
- Tandem garage with remote access
- Balcony with views

### The important numbers

- Current rent \$470 per week
- Strata rates - \$1,150- pq
- Council rates- \$450- pq
- Water rates- \$165- pq

A short walk will take you into the CBD where you'll find a thriving food and dining precinct, shops, supermarkets, cinemas and services such as Wollongong Hospital. Bus and train links are also within a casual stroll and connect to Sydney CBD making light work of the morning commute for those who work in the city.

Contact William Woods 0411 398 321 for more information

**2 BED | 1 BATH | 1 CAR****PRICE:**  
\$565,000**OPEN FOR INSPECTION:**  
N/A

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FLOOR PLAN

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.