



# SOLD

## CBD TOWNHOUSE

Oliver Koltovski and LNK Realty present to the market a well positioned two bedroom townhouse located a short distance from the CBD and popular beaches. This townhouse is low maintenance and features a renovated interior with two generous sized bedrooms, perfect for a small family or a couple looking for a comfortable space to call their own.

The top floor features the master bedroom boasting a large window allowing for plenty of natural light. The second bedroom also offers plenty of space and can be used as a guest room or a home office depending on your needs, modern bathroom features floor to ceiling tiling and bathtub. The updated kitchen includes stainless steel appliances, custom design splash back, timber look flooring and access to a courtyard. One of the biggest perks of this unit is the fact that it comes with its own car park. No more worrying about finding a parking spot. You'll have the convenience of having your own designated spot.

This unit is currently tenanted, making it a great investment opportunity, where you can start earning an income right away. The location, design, and features of this property make it highly desirable for potential tenants, ensuring a steady stream of income for years to come.

The location of this unit is simply unbeatable. With close proximity to the beach, where you can spend your weekends swimming, surfing, or simply lounging on the sand. The vibrant city of Wollongong offers plenty of dining, shopping, and entertainment options, ensuring that you'll never run out of things to do. And with easy access to public transportation, you can explore all that this beautiful city has to offer.

Fantastic opportunity for those looking to downsize, astute investors, young families and first home buyers. Don't miss out on the opportunity contact Oliver Koltovski on 0411417474 for further information and to organise an inspection.

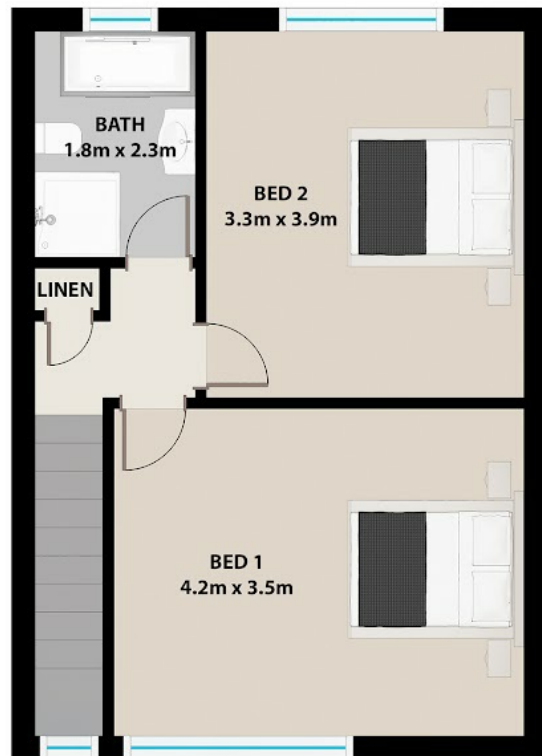
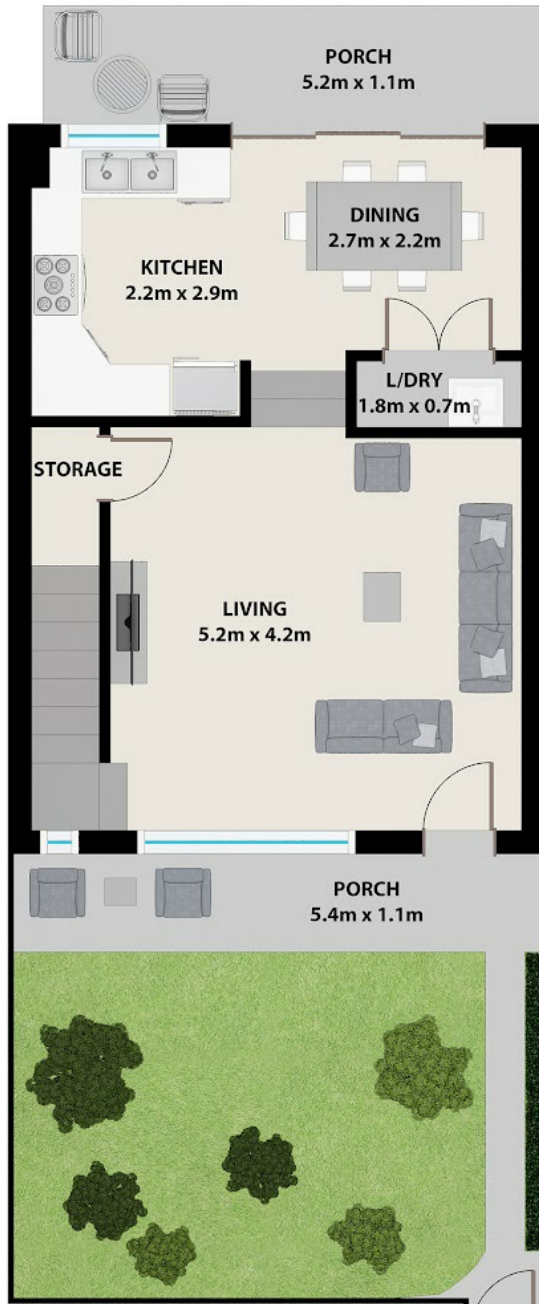
2 BED | 1 BATH | 1 CAR

**PRICE:**  
\$690,000

**OPEN FOR INSPECTION:**  
N/A



**Oliver Koltovski**  
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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.

3/32-36 KEIRA ST, WOLLONGONG

GARAGE: 22.0m<sup>2</sup>  
 TOTAL: 110.0m<sup>2</sup>

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