



## FOR SALE

### EXCEPTIONAL MULTI-UNIT INVESTMENT – TWO UNITS ON ONE TITLE WITHOUT STRATA FEES

Rarely does an investment opportunity of this calibre become available. Comprising two well-maintained units on one title, this outstanding property offers investors the perfect combination of cash flow and long-term security.

The well-appointed home showcases built-in wardrobes for optimal storage, while a dedicated study provides the ideal space for work. For those who love to entertain, the rumpus room creates endless possibilities for family gatherings and relaxation. Step outside to your private balcony, perfect for morning coffee or evening unwinding while taking in the neighbourhood views.

- Secure parking for one vehicle ensuring peace of mind
- Modern security features including alarm system
- Built-in wardrobes throughout for excellent storage solutions

Located on a generous 663 square metre block, this property offers space that's increasingly rare. The home comes equipped with contemporary conveniences including pay TV access and broadband internet availability, ensuring you're connected to everything that matters.

Warrawong presents an exceptional lifestyle opportunity, positioned just 90 kilometres from Sydney CBD while maintaining its own unique character.

The location couldn't be more convenient with Warrawong Plaza, one of the region's three major shopping centres, right at your doorstep. Whether you're catching the latest blockbuster at Hoyts cinemas, enjoying a film at the boutique Gala cinemas, or accessing medical services at nearby Port Kembla Hospital, everything you need is within easy reach.

- Major regional shopping centre within walking distance
- Multiple cinema options for entertainment
- Excellent medical facilities nearby including Port Kembla Hospital
- Strong public transport links connecting to greater Wollongong and Sydney

This is more than just a home – it's your gateway to the relaxed Illawarra lifestyle while

4 BED | 2 BATH | 1 CAR

PRICE:  
\$1,000,000

OPEN FOR INSPECTION:  
Jun 28 at 10:00am - 10:30am



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**74 Minnegang Street Warrawong**

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.