

**4/78 Addison Avenue, Lake Illawarra, NSW, 2528**



**Apartment For Sale**

Tuesday, 29 October 2024

4/78 Addison Avenue, Lake Illawarra, NSW, 2528

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Rachael Griffin  
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## Modern Unit in Prime Lakeside Suburb

Discover your new home with this spacious 3-bedroom unit, perfectly situated above a cute complex of shops, offering convenience and lifestyle at your doorstep.

Featuring:

- Generous open-plan living and dining area, perfect for relaxing or entertaining.
- Modern well-appointed kitchen with sleek cabinetry, ample storage and bench space, gas cooking and dishwasher.
- Light filled master suite with built-in robe and huge ensuite with bath tub and access to alfresco area.
- Additional 2 bedrooms feature built-in wardrobes.
- Stylish family bathroom with contemporary fixtures.
- Alfresco area with raised garden beds perfect for the avid gardener.
- Bonus 3x3m storage plus secure undercover carspace.

A short 350m walk will have you at the shores of Lake Illawarra with lush parklands, cycle and walking tracks and sports fields.

Close proximity to both local primary and high schools and central to both Warilla Grove and Stockland Shellharbour shopping centres.

With local shops, cafes, and public transport just a stone's throw away, everything you need is within easy reach.

This unit is ideal for first-time buyers, downsizers, or investors looking for a prime property in a sought-after area. Don't miss out on the chance to make this vibrant unit your new home!

Call Rachael Griffin of First National Wollongong on 0414 601 336 to book your inspection.

Council rates: \$353

Water Rates: \$172

Strata Fees: \$1,624

Rental Appraisal: \$550pw

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