

1/13 Mercury Street, Wollongong, NSW, 2500

STONE

Unit For Sale

Friday, 1 November 2024

1/13 Mercury Street, Wollongong, NSW, 2500

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Matthew Kasbarian



Raffaele Di Candia

Perfect first home or investment opportunity

Nestled in a small complex of just six units, this spacious two bedroom, one bathroom apartment offers an exceptional opportunity for first home buyers or investors alike. Boasting a convenient "walk-to-everywhere" location near Wollongong's vibrant CBD, this unit provides easy access to a variety of dining, shopping, and entertainment options, as well as major transport links and the university. With escarpment views, a generous floorplan, and the added convenience of a study, this property combines comfort with lifestyle appeal in a highly sought-after setting.

- Two spacious bedrooms plus a dedicated study, ideal for work-from-home flexibility
- Generous open floorplan with abundant natural light throughout
- Beautiful escarpment views offering a picturesque backdrop from within
- Secure single lock-up garage for convenience and added peace of mind
- Additional separate storage space for enhanced practicality
- Prime location approx. 1.4km to Wollongong Central cafes, restaurants and shopping, approx. 1.1km to Wollongong train station
- Approx. 2km to the University of Wollongong, 650m to Gwynneville village
- Perfect investment opportunity or ideal choice for a first home

The below rates are provided as a guide:

Council rates \$375.86pq approx.

Water rates \$172.79pq approx.