

5/62 Rowland Ave, Wollongong, NSW, 2500

STONE

Unit For Sale

Wednesday, 8 January 2025

5/62 Rowland Ave, Wollongong, NSW, 2500

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Jamie Pereira



Raffaele Di Candia

Exceptional value moments from schools and CBD

One of just six units in a city-fringe block, this solid ground floor property is ready to make your own. Low maintenance throughout, with high ceilings, a bright easterly aspect, and a carport on title, it also offers outstanding urban convenience being located less than 1km from the medical precinct and approx. 1.2km from Wollongong CBD.

- Ideal downsizer, first home or investment opportunity set to the rear of the complex
- Easy ground floor access directly into unit, grassed common area to rear
- Comfortable open-plan living/dining welcoming floods of morning light inside
- Eat-in kitchen – functional as is with inspiring renovation potential
- Combined bath/laundry, built-in robe plus linen cupboard
- Prized lifestyle approx. 3km from City Beach, 3.5km from North Beach + harbour
- Approx 1.5km to Wollongong West Public School and St Therese Catholic Primary
- Amenities in close reach - approx. 750m to Wollongong Station, 1.1km to TIGS & 3.2km to Uni

The below rates are provided as a guide:

Council rates \$365.69pq approx.

Water rates \$169.03pq approx.

Strata rates \$677.00pq approx.