

**5/62 Rowland Avenue, Wollongong, NSW 2500**

STONE

**Unit For Sale**

Wednesday, 8 January 2025

5/62 Rowland Avenue, Wollongong, NSW 2500

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Jamie Pereira



Raffaele Di Candia

## Price Guide \$480,000

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 UniThe below rates are provided as a guide:Council rates \$365.69pq approx.Water rates \$169.03pq approx.Strata rates \$677.00pq approx.