

**54/71-83 Smith Street, Wollongong, NSW 2500**



**Unit For Sale**

Wednesday, 8 January 2025

54/71-83 Smith Street, Wollongong, NSW 2500

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Nelson Bowler  
0432543194



Sam Vescio  
0402083446

**Price Guide: \$730,000**

In the heart of Wollongong's dynamic hub yet blissfully private and secure, this refined ground-floor apartment strikes a harmonious balance between urban convenience and peaceful living. Inside, the spacious open-plan layout flows effortlessly from the modern kitchen through to living and dining areas, creating a seamless connection to the outdoors. Two generous bedrooms, both with built-in robes, provide restful sanctuaries, while a lock up garage adds security and convenience for everyday living. The north-facing balcony is the jewel of this home, inviting warm natural light throughout the day while offering a serene, leafy outlook-perfect for unwinding or entertaining. The complex itself is stand-out-gated, impeccably maintained, and whisper-quiet, providing residents a private retreat without sacrificing connectivity. Steps from Wollongong's CBD, you'll enjoy access to coastal pathways, celebrated dining options, and local amenities, all while knowing you can retreat to your tranquil hideaway. Ideal for those seeking a low-maintenance, sophisticated lifestyle, this is a rare offering in a prized location where privacy, light, and livability meet.

**Important Numbers**  
Council Rates: \$406.20 per quarter  
Water Rates: \$173 per quarter  
Rental Estimate: \$650 per week

\*This advertising has been prepared by MMJ Real Estate (MMJ) for the purpose of advertising and general information only. MMJ do not guarantee, represent, or warrant that the information contained in this advertising is correct. Any interested party should undertake their own inquiries as to the accuracy of the information published.