

**2/26 Rowland Avenue, Wollongong, NSW, 2500**

STONE

**Villa For Sale**

Thursday, 24 October 2024

2/26 Rowland Avenue, Wollongong, NSW, 2500

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



Raffaele Di Candia

### **Stunning 3 bedroom villa in a central locale**

Discover your dream home in the heart of Wollongong! This modern 3 bedroom villa is perfect for families, downsizers and investors alike. Tucked away from the street in a small complex of 3, it offers convenience and privacy. Wollongong Public and Private Hospitals are only approx. 950m away, Wollongong Station approx. 750m from your doorstep, Beaton Park within 1.7km and approx. 1.5km from the Wollongong CBD.

- Spacious living and dining areas with raked ceilings
- Modern kitchen with stainless steel appliances and ample storage
- Master bedroom with ensuite for ultimate privacy
- Two additional bedrooms with built-in wardrobes
- Sleek and contemporary bathrooms and separate laundry
- Double lock-up garage with internal access for secure parking and extra storage
- Low-maintenance outdoor space
- Wollongong's beautiful Blue Mile precinct approx. 2.9km away

The below rates are provided as a guide:

Council rates \$443.44pq approx.

Water rates \$172.79pq approx.

Strata rates \$714.25pq approx.