

1 Hour  
to Sydney

20 Minutes  
to Wollongong



2/46-48 The Grove Austinmer, NSW

3

2

2

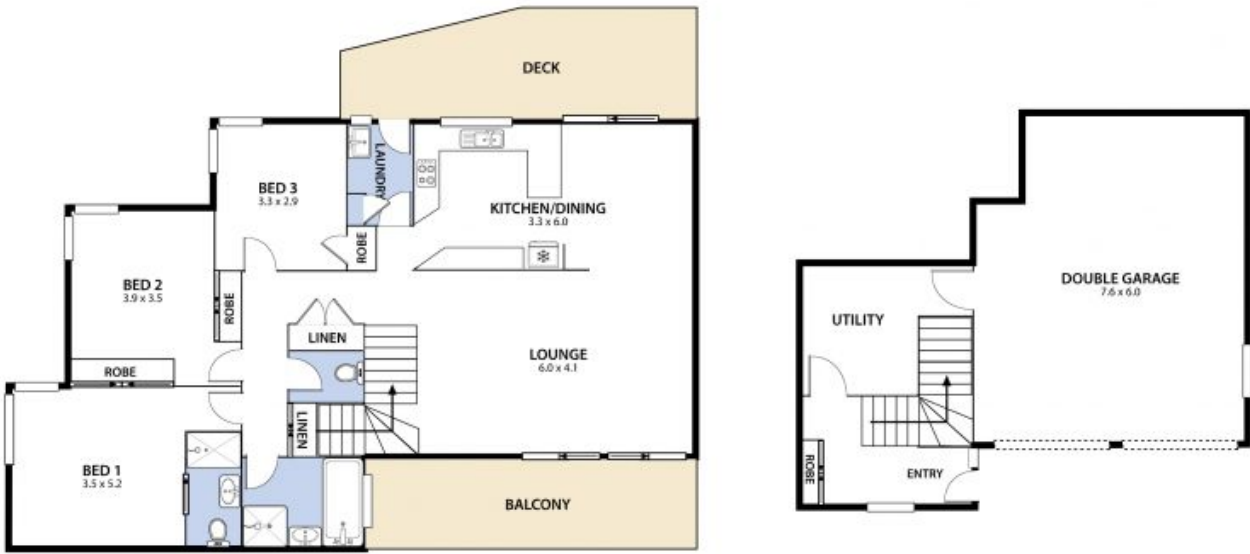
### Private Village Living

This spacious townhouse has just become available in the heart of Austinmer offering low maintenance and private living. Quality finishes flow through this property creating a feeling of private living tucked away in a central yet tranquil location. Features include:-

- 3 bedrooms all with BIWs
- Main with ensuite and flooded in northern light
  - Modern spacious kitchen with Caesarstone benchtops and stainless steel appliances
- Large living & dining areas
- Deck/entertaining area plus balcony off living area
- Grassed backyard with established gardens
- Oversized double remote garage with internal access
- Small complex of only 2

**Price:** \$915,000  
**Council Rates:** \$347.00 p/q  
**Water Rates:** \$77.00 p/q  
**Strata Rates:** \$700.00 p/q

**Adam McMahon**



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