



12/9-11 Collaery Avenue Fairy Meadow, NSW



### Central Northfacing Unit

This neat and tidy unit is positioned in perfect proximity to shops, restaurants, cafes and transport, providing a life of convenience. Jump on the free bus for a quick trip to the nearby Wollongong Uni, some retail therapy at in Wollongong CBD or a stroll along the Harbour. This immaculately presented property features 2 generous bedrooms, large combined living and dining room flooded with northern light, balcony off living area perfect for the morning cuppa, modern as new kitchen and bathroom and large oversized single garage with additional workshop area. Situated in a well maintained block this would make for a smart investment or first home.

**Price:** \$346,500  
**Council Rates:** \$267.00 p/q  
**Water Rates:** \$178.00 p/q  
**Strata Rates:** \$640.00 p/q

**Adam McMahon**



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