



3/33 Reddall Parade Lake Illawarra, NSW



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Rare Waterfront Opportunity

This well presented 1st floor 2 bedroom unit is located in a superb waterfront location with 180 degree views over the lake's entrance. This property would represent a fantastic lifestyle, investment opportunity or family holiday destination. The mezzanine studio above the garage could suit a small home-based business (STCA), work from home or the ultimate art studio.

Featuring:

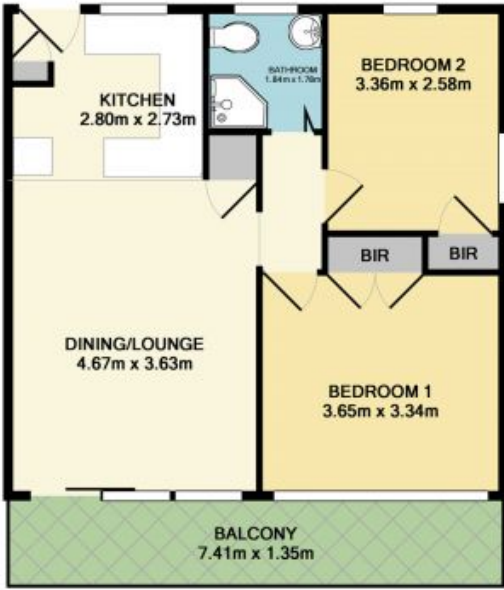
- Double brick construction.
- Built in wardrobes to both rooms.
- Lock up garage with shower, toilet and mezzanine studio.
- Close proximity to shops, beaches, transport, walking and cycling tracks.
- Good size full width front balcony to encompass the views.
- Well maintained complex of 8 units.

With an updated interior, there's nothing to be done, just move in.

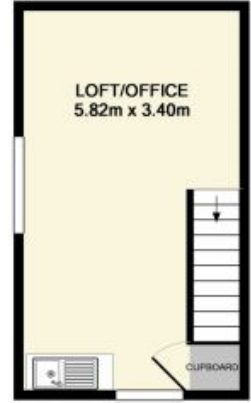
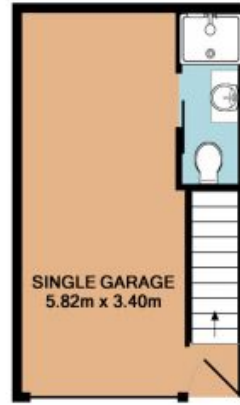
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Price: Contact Agent
Council Rates: \$378.00 p/q
Water Rates: \$171.00 p/q
Strata Rates: \$626.00 p/q

Matt Dignam



GROUND FLOOR
APPROX. FLOOR
AREA 73.6 SQ.M.



1ST FLOOR
APPROX. FLOOR
AREA 19.7 SQ.M.



TOTAL APPROX. FLOOR AREA 93.3 SQ.M.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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