



3/1 Berkeley Road Gwynneville, NSW



LIFESTYLE VILLA IN A PRIME LOCATION

Tucked away in a boutique complex, this 3 bedroom villa is the size of a small home - without all the maintenance! Only minutes to Wollongong CBD, University & Beaches, this modern abode offers the conveniences of urban life, yet is located walking distance to shops, schools, beautiful parks, reserves and sporting fields.

Location

Nestled on the outskirts of Wollongong in the suburb of Gwynneville, this low-set villa enjoys a private position at the rear of the complex which comprises 3 homes.

...

Further amenities a stone's throw from your new home include Wollongong Hospital, Wollongong University, train station, Bunnings and the CBD brimming with major retail outlets, cinemas, and a food and dining precinct. Gwynneville Preschool and Public School lie across the road, whilst spectacular beaches and the harbor of which Wollongong is renowned for are only a 5-minute drive

Price: \$640,000
Council Rates: \$393.80 p/q
Water Rates: \$172.04 p/q
Strata Rates: \$700.00 p/q

Adam McMahon

Adam McMahon

02 4267 5377



3/1 BERKELEY RD, GWYNNEVILLE

Internal Space 121m² External Space 67 m² Approx.



Plans shown are for presentation purposes and are not part of any legal document or title and are subject to errors, omissions, inaccuracies and should not be used as sole and accurate reference. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. No liability will be accepted. AR2 MET.NJ

AR2