



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.

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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**

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3/1 BERKELEY RD, GWYNNEVILLE

Internal Space 121m<sup>2</sup> External Space 67 m<sup>2</sup> Approx.



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