

5/42 Rowland Avenue Wollongong, NSW



2



1



1

## NEAT & TIDY UNIT IN CENTRAL WOLLONGONG

Situated in the heart of Wollongong, few locations are as handy as this! Walking distance to desirable lifestyle amenities, the unit is a savvy purchase suitable for those on the market for an affordable starter, renovator or investment.

### Location

Positioned in an ultra-convenient pocket, the unit is located just around the corner from Wollongong's medical precinct and hospital. A 15-minute walk (approx.) will take you into Crown Street Mall where you'll find major retail outlets, supermarkets, cinema's and services. Or wander down Corrimal Street and choose from the many lively eateries and restaurants for a Friday night catch up with friends.

MacCabe Park is also a stroll away and the home is within proximity to reputable educational institutes including TAFE NSW and Wollongong University.

### Property

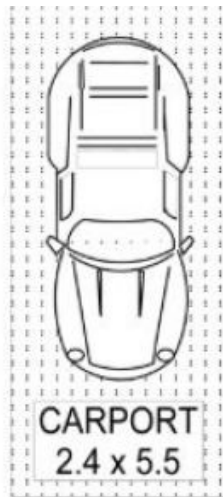
Perched on the bottom floor of a small and quiet complex, this solid unit welcomes you inside via the generous li

**Price:** \$440,000  
**Council Rates:** \$364.11 p/q  
**Water Rates:** \$150.99 p/q  
**Strata Rates:** \$700.00 p/q

**Matt Dignam**

**Adam McMahon**

02 4267 5377



DETACHED



0 1 2 3  
SCALE (METRES)

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
Ref No 52007

INT : 56m<sup>2</sup>  
CARPORT : 13m<sup>2</sup>

UNIT 5, 42 ROWLAND AVENUE

WOLLONGONG