



8/17 Payne Street Mangerton, NSW



## VALUE-PACKED STARTER OR INVESTMENT IN LEAFY COMPLEX

Situated in a sought-after and well-presented complex, this 2 bedroom unit is an excellent opportunity to break into the market. This unit resides in an ultra-convenient location only footsteps to the bus and moments to the Wollongong CBD, beach and harbour.

**Price:** \$400,000  
**Council Rates:** \$323.20 p/q  
**Water Rates:** \$147.90 p/q  
**Strata Rates:** \$750.00 p/q

### LOCATION

Reputable schools and educational facilities are nearby including TAFE NSW and Wollongong University and a park and playground lie across the road. And on weekends, spend your days swimming or surfing at the beach only minutes away.

This home is easily accessible to the highway and the Wollongong Train Station is within a quick drive or a casual stroll.

### PROPERTY

Nestled in a quiet cul-de-sac, a tree-lined driveway leads to this meticulously cared for

**Adam McMahon**

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**8/17 PAYNE ST, MANGERTON**  
 Internal Space 78m<sup>2</sup>



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