



1/38 Park Road Bellambi, NSW

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## Every convenience on your doorstep!

This welcoming two-bedroom villa has been updated to perfection and boasts a highly sought-after location with shops, cafes, schools, and transport all within easy walking distance. With loads of appeal for first home buyers, young families, and investors alike, this is an incredible opportunity to secure a move-right-in home just moments from idyllic beaches and every convenience.

### Location

Enjoying street frontage in a complex of just three residences, this updated two-bedroom villa is perfectly situated for your every convenience. Your choice of stunning beaches await close by, the buzz of Wollongong's CBD is only moments from home, and you will be able to walk to shops, public transport, and schools.

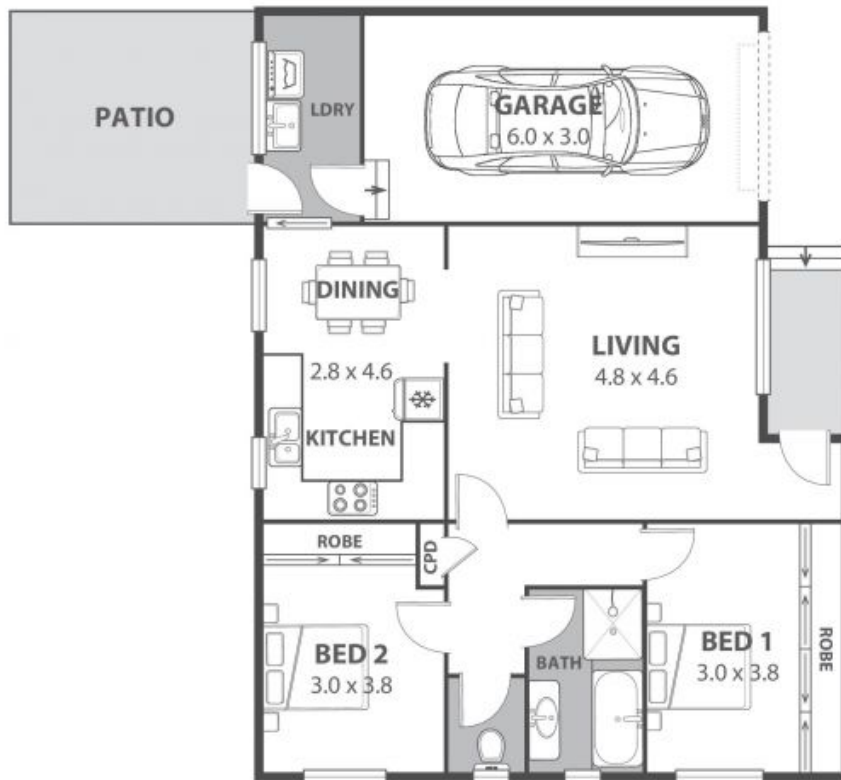
Those with kids will appreciate the short walk to school, with Corrimal East Public School and Corrimal High School both just a ten-minute stroll from home (approx.), and will covet the proximity to some of the region's most popular play spots. Mountbatten Park's fantastic playground is only an 11-minute walk away (approx.), while the ever-popular Towradgi Beach Park is just a four

**Price:** \$625,000  
**Council Rates:** \$378.16 p/q  
**Strata Rates:** \$156.00 p/q

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## 1/38 Park Road, Ballambi

Internal Space 97m<sup>2</sup>



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