

4/25 William Street Keiraville, NSW



## Charming, low-maintenance villa + fabulous location!

An easy-going lifestyle awaits in this spacious three-bedroom villa, positioned in a quiet, sought-after pocket of Keiraville within walking distance of the village and only moments from Wollongong's CBD. With a luxurious master suite and a fabulous entertainer's backyard, this home will appeal to families and investors alike.

### LOCATION

Conveniently positioned only six minutes (approx.) from Wollongong's thriving central business district, this home enjoys a peaceful neighbourhood within walking distance of shops, schools, and the stunning Wollongong Botanic Gardens.

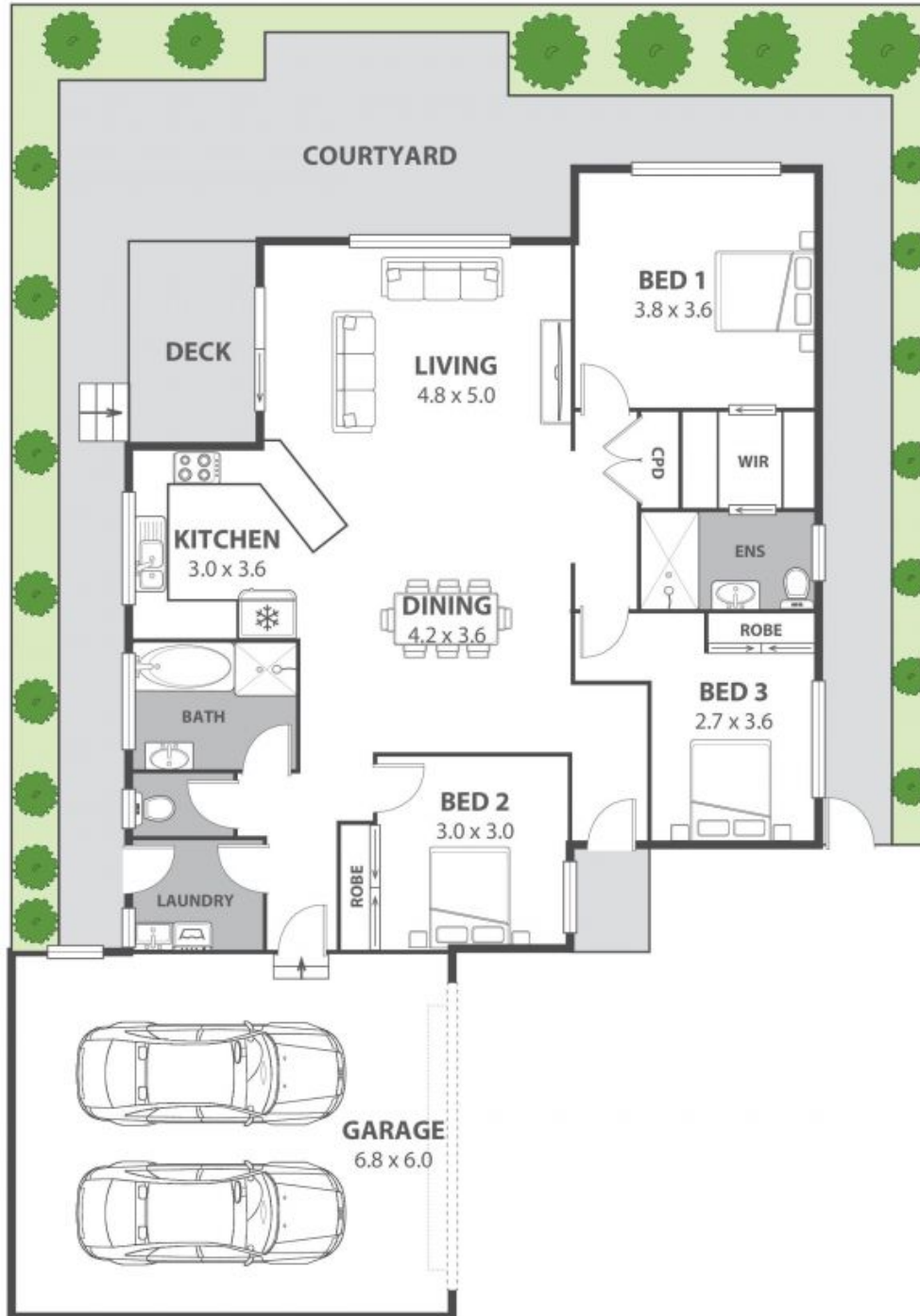
Stroll into Keiraville Village for its wonderful cafes and friendly atmosphere, or head into Wollongong to enjoy its sensational dining scene, great shopping, and big city conveniences. Pack a picnic and head to the lush green escape of the Wollongong Botanic Gardens, a 16-minute walk from home (approx.), or take your pick of stunning beaches, with Wollongong North Beach just eight minutes from home (approx.) and a selection of other fantastic seaside spots within ten minutes of your front door. Families will love being able to walk to the Murray Park play

**Price:** \$870,000  
**Council Rates:** \$313.94 p/q  
**Water Rates:** \$160.18 p/q  
**Strata Rates:** \$800.00 p/q

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Internal Space 159m<sup>2</sup>



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