



3/5 Berkeley Road Gwynneville, NSW



## Superb family living just moments from the CBD!

Perfectly situated only moments from Wollongong's vibrant CBD and within walking distance of local schools, parks, and shops, this beautifully renovated three-bedroom townhouse offers peaceful family living with nothing to do but move in and enjoy.

### Location

Set quietly away from the street at the rear of a boutique complex of only three homes, this peacefully positioned townhouse offers an outstanding lifestyle location just moments from the CBD.

Walk to Gwynneville Village in four minutes (approx.) to enjoy the convenience of local services, eateries, and shops, and drive into the heart of Wollongong's bustling shopping and dining precinct in just four minutes to enjoy the buzz of city life.

Wiseman Park Reserve is a three-minute stroll from home (approx.) offering wide open space and a playground for the kids to enjoy, while walking distance proximity to Gwynneville Public School and St. Brigid's Catholic Parish Primary School add extra family appeal. Wollongong High School of the Performing Arts is a five-minute drive away (approx.) for the big kids and The Universi

**Price:** Contact Agent

**Council Rates:** \$415.00 p/q

**Water Rates:** \$174.00 p/q

**Strata Rates:** \$765.00 p/q

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Internal Space 150m<sup>2</sup>



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