



19 Crawford Avenue Gwynneville, NSW



2



2



1

## Ideally positioned for easy city-fringe living

Offering move-in-ready living and a huge allotment, this inviting two-bedroom, two-bathroom home is ideally located moments from Wollongong's bustling CBD and within easy strolling distance of schools, parks, and shops.

**Price:** \$900,000  
**Council Rates:** \$523.00 p/q

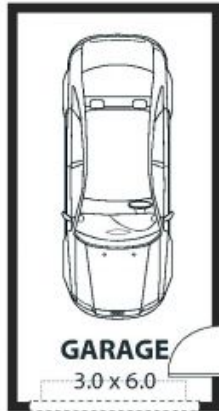
With room to extend (STCA) or develop for dual occupancy (STCA), this is a superb opportunity to secure a superbly positioned home with exciting prospects for the future.

### Location

This fabulous address promises an easy urban lifestyle less than 3km from the city centre (approx.).

Families will appreciate the walk-to-school mornings ahead, with Gwynneville Public School, St. Brigid's Catholic Parish Primary School, and Wollongong High School Of The Performing Arts all within strol

**Matt Dignam**



# 19 Crawford Avenue, Gwynneville

Internal Space 112m<sup>2</sup>



Plans shown are for presentation purposes and are not part of any legal document or title and are subject to errors, omissions, inaccuracies and should not be used as sole and accurate reference. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. No liability will be accepted.