



1/83 Balgownie Road Balgownie, NSW



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## The PERFECT first home or investment!

Offering easy apartment living in a superb Balgownie location, this one-bedroom home will delight buyers on the hunt for an affordable first home and clever investors seeking a well-positioned rental to add to their portfolio.

With the village a short walk from home, some of the region's most beautiful beaches close by, and Wollongong's bustling CBD just moments away, this is one you won't want to miss out on!

### Location

Ideally positioned for a tranquil village lifestyle, this address places every convenience at your fingertips and Wollongong only eight minutes (approx.) from home.

Drive to Sydney in 70 minutes (approx.) or leave the car at Fairy Meadow Station to enjoy the journey by rail....

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Property...

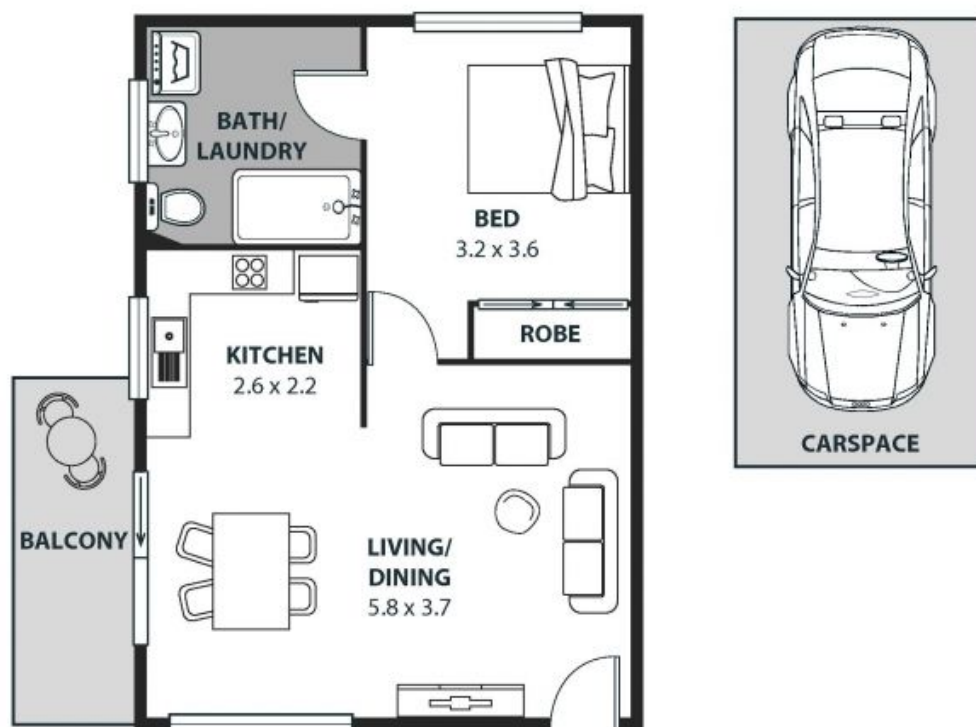
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**Price:** \$413,000  
**Council Rates:** \$391.58 p/q  
**Water Rates:** \$171.41 p/q  
**Strata Rates:** \$786.30 p/q

**Matt Dignam**

**Adam McMahon**

02 4267 5377



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Internal Space 48m<sup>2</sup>



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