



2/63 Bank Street Wollongong, NSW



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## Bank on the Best of Wollongong Living

Perfectly positioned in the vibrant heart of Wollongong, this spacious townhouse blends timeless Federation-inspired charm with contemporary comfort. Offering an impressive 195m<sup>2</sup> (approx.) of internal space across three generous levels, it's a unique opportunity to enjoy the convenience of CBD living without compromising on size, privacy, or personality.

**Price:** Price Guide \$1,080,000  
**Council Rates:** \$413.00 p/q  
**Water Rates:** \$254.00 p/q  
**Strata Rates:** \$1,427.00 p/q

### PROPERTY HIGHLIGHTS

? Generous Living Spaces ? A free-flowing layout across three levels, featuring a large open-plan living and dining zone with timber flooring, ornate cornices, and French doors opening to a sunny front balcony.

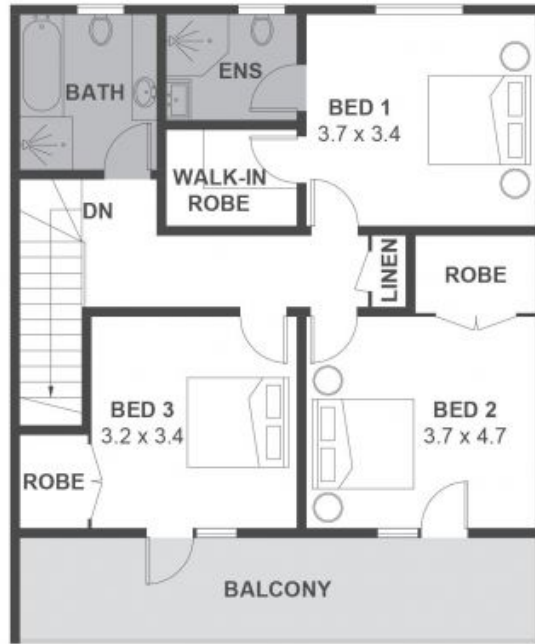
? Classic Kitchen ? Beautiful solid timber cabinetry, abundant bench space, and stainless-steel appliances make this kitchen the perfect heart of the home.

? Peaceful Bedrooms ? Three well-proportioned bedrooms, each with built-in or walk-in robes, ceiling fans, and ac

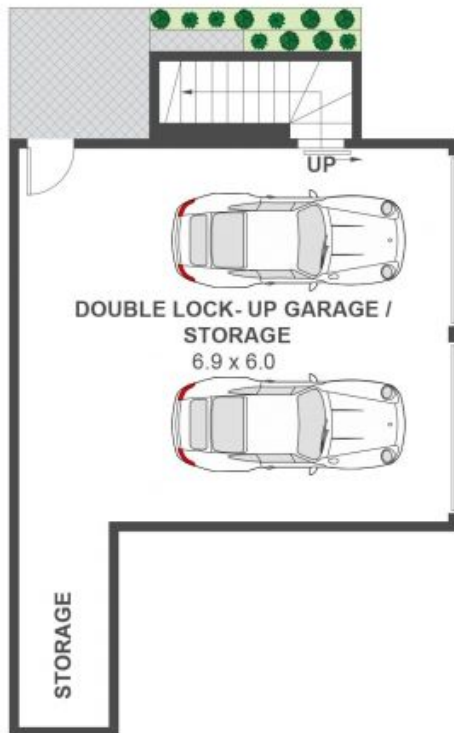
**Ethan Hennessy**

**Alexander Santos**

02 4267 5377



UPPER LEVEL



LOWER GROUND LEVEL



GROUND LEVEL

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Internal Space 195m<sup>2</sup>



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries. Some images may contain digital furniture.