



6/1 Sparta Street Warilla, NSW

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### Tranquil townhouse moments to cafes, shops and beach

Exceptionally family-friendly in the 'Seabreeze Gardens' complex, this lovely home provides carefree coastal living at an affordable price point. Boasting neat and functional interiors, lock-up garaging and a generous courtyard, it promises an ultra-convenient lifestyle close to George Street amenities, King Mickey Park and University transport links and less than 1km from Warilla Beach.

- Well-planned layout with cosy front lounge, in/outdoor dining area to rear
- Entertainers' patio + level wraparound lawns, access to complex swimming pool
- Kitchen featuring a stainless dishwasher + ceramic glass cooktop
- Three good-sized beds ? two with built-in robes, main with large sun terrace
- Air-conditioning, guest W/C downstairs, single garage with internal entry
- Superb opportunity close to parks and schools, approx. 1.4km to Warilla Grove
- Stroll to cafes + restaurants, shops, medical centre and coast walking path
- Good proximity to Stockland Shellharbour, Marina precinct and Wollongong CBD

The below rates are provided as a guide:  
Council rates \$304.58pp approx.

**Inspect:**

Saturday, 21st September 2024 1:00 - 1:30  
Tuesday, 24th September 2024 4:30 - 5:00

**Price:**

Price Guide \$680,000

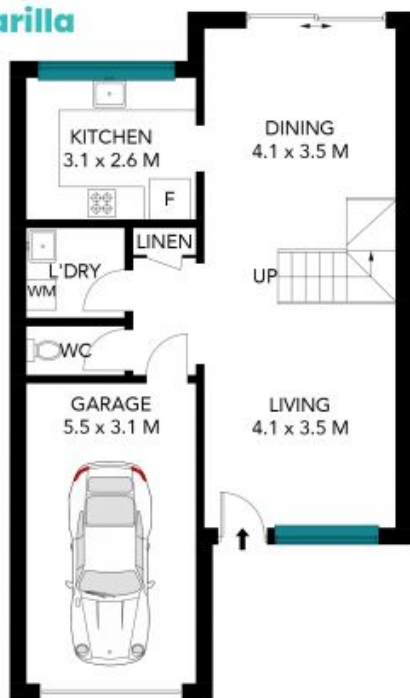


**Barbara Cooper**

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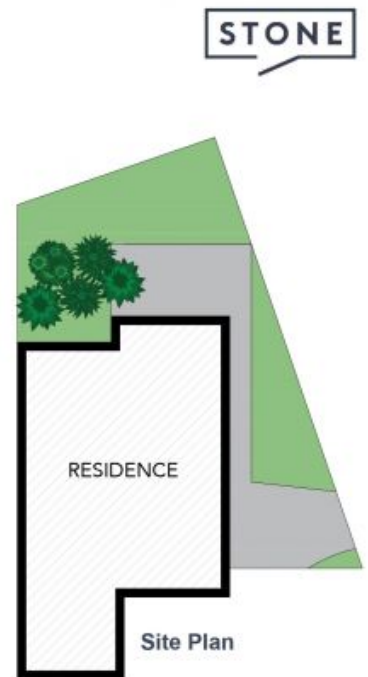
6/1 Sparta Street  
**Warilla**



Ground Floor



First Floor



Site Plan

STONE



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.