



4/37 Spinks Road East Corrimal, NSW



Carefree lifestyle ? stroll to Corrimal Beach

Much like a villa with its ground floor access and private entry, this sunny and peaceful unit offers total ease of living in a highly walkable beachside address. Boasting a leafy north aspect from the main rooms, and appointed to a low-maintenance finish throughout, it's ready to accommodate in comfort just a short stroll from local cafes and parks, the Surf Club and Wollongong CBD transport.

- Well-presented coastal opportunity ? perfect for a downsizer or investor
- Floating floors, ceiling fans in lounge and both bedrooms, only one common wall
- Renovated kitchen featuring a Bosch oven and electric cooktop
- Modern bathroom tiled floor-to-ceiling with shower; separate walk-in laundry
- Two secluded bedrooms with robes including a spacious, light-filled main
- Linen cupboard, external shutters on north-facing windows, parking on title
- Approximately 800m to Corrimal East Public School and 400m to Corrimal High
- Train station, coast path and Corrimal shops + amenities only minutes away

The below rates are provided as a guide:
Council rates \$448.54pq approx.

Price:

Price Guide \$595,000



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4/37 Spinks Road
East Corimal



INT : 58m²
EXT : 2m²
CAR SPACE : 15m²



Detached



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.