

**STONE****Wollongong Harbour****City Beach****12/38 Market Street Wollongong, NSW****2** **1** **1**

Perfectly located first home or investment opportunity

With the harbour precinct, two beaches and the CBD all just a stroll away, this elegant top-floor apartment offers a flawless urban lifestyle. Set peacefully on the south-east corner of a secluded block, and freshly updated for immediate enjoyment, it provides a sensational entry point into Wollongong's vibrant city centre, or a rewarding investment with strong current and future prospects.

- Private position in a low-rise building boasting deep setback from the street
- Quality home or portfolio addition with rent potential of approx. \$550-\$590 per week
- Newly painted throughout, high ceilings, brick construction, city views
- Open-plan living area flowing through sliding glass doors to sunbathed balcony
- Modern kitchen with ample cupboard storage; fully tiled bathroom with tub
- Internal laundry room, linen press, single carport ? ready to move straight in
- Premium address approx. 700m from Lang Park and City Beach, 800m from harbour
- Kemplla Street cafes + bars on the doorstep and only approx. 500m to Crown Street Mall

The below rates are provided as a guide:

Price:

Price Guide \$570,000 - \$620,000

**Neil Webster**

0439 028 748

**Yenson Mui**

0421 882 541

12/38 Market Street
Wollongong



The Floor plan is not to scale; measurements are indicative and in metres. 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.