



8/76 Essex Street Berkeley, NSW

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### Freshly presented family-friendly entertainer

Open and airy with an abundance of natural light, this spotless townhouse makes the perfect investment in Wollongong's thriving market. Enjoying rent return of \$600 per week with a tenant in place until September 2025, it offers superb value and long-term lifestyle appeal with the Lake Illawarra foreshore approx. 300m away and Berkeley shops, schools and the freeway all within 2km.

- Easy living in a quiet, well-maintained complex with established garden area
- Tiled lounge/dining and carpeted bedrooms, modern sliding-door alfresco flow
- Level courtyard providing undercover and open-air entertaining options
- Gas/stone kitchen boasting a dishwasher and easy laundry access
- Three large bedrooms with ceiling fans ? main with ensuite and walk-in wardrobe
- Built-in robes in further two beds, guest W/C, large DLUG with internal access
- Approx. 1.1km to Berkeley West Public School, 10km to Wollongong CBD
- Coles and Sports Club, scenic parks, playing fields and exercise track all within 2km

The below rates are provided as a guide:  
Council rates \$375.13pq approx.

**Inspect:** Saturday, 19th October 2024 11:45 - 12:15

**Price:** Price Guide \$690,000



**Barbara Cooper**

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8/76 Essex Street  
Berkeley



Ground Floor



First Floor



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.