



8/9 Atchison Street Wollongong, NSW

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### Well-presented boutique apartment in a prime locale

An unbeatable investment or first home opportunity in the heart of the CBD, this comfortable property perfectly pairs easy living with ultimate convenience. Spacious and neat with minimal common walls, an oversized undercover balcony and a lock-up garage on title, it brims with lifestyle appeal footsteps from cafes and the Crown Street strip and approx. 500m from the station.

- Cleverly designed top-floor residence in a double brick security complex of 8
- Open-plan interiors, windows on three sides, modern flow to wraparound alfresco
- Functional kitchen complete with ample cupboard storage and a gas cooktop
- Two well sized bedrooms providing built-in wardrobes throughout
- Linen press, bright full bathroom, laundry with own drying balcony, large garage
- Exceptional value for a new buyer in a quiet yet vibrant inner-city address
- Approx. 250m to free shuttle bus, 350m to Wollongong Central, 1km to hospital
- Wollongong Public School catchment, with TIGS and Smith's Hill High within 2.5km

The below rates are provided as a guide:  
Council rates \$386.88pq approx.

**Inspect:**

Saturday, 19th October 2024 10:00 - 10:30

**Price:**

Contact Agent



**Yenson Mui**

0421 882 541



**Neil Webster**

0439 028 748



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The floor plan is not to scale, measurements are indicative and in metres. Exterior elements are not in position. 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.

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