

# 104/1 Grand Court, Fairy Meadow, NSW 2519



## Unit For Sale

Thursday, 25 January 2024

104/1 Grand Court, Fairy Meadow, NSW 2519

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



David Meikle

## Price Guide \$650,000

:: Study?A dream resort-style coastal lifestyle is yours for the living with this superb first-floor apartment and all just minutes' walk from local beaches, cycleways and coastal walking tracks alike. Conveniently located on Wollongong CBD's northern fringe, it features generous open plan living areas, high ceilings throughout, full length glass doors that overlook a stunning covered balcony and entertainment area, fully tiled bathroom, well appointed kitchen with stone and polyurethane finishes plus a security car space and storage facility. Short level walk to local railway station, public buses and free shuttle bus to Wollongong University. Located in a full security building with lift access, convenient study nook and desk, split system AC comfort, internal laundry and with good internal storage - it's an astute choice for owner occupier and investor alike seeking assured quality and strong rental return. Currently leased to an established tenant at \$500 pw with lease expiry in July 2024. Council rates \$1300pa | Strata \$4700pa