

**1306/3 Rawson Street, Wollongong, NSW 2500**

**IANNI & Co.**

**Sold Apartment**

Saturday, 11 November 2023

1306/3 Rawson Street, Wollongong, NSW 2500

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 2**

**Area: 58 m2**

**Type: Apartment**



James Ianni



Adam Hanna  
0499499990

**\$750,000**

This gorgeous home offers comfort, convenience and a stellar interior like no other with sweeping views over the stunning Illawarra escarpment, Wollongong CBD and the ocean coastline. Relaxing with a glass of wine and watching all the glory of a summer sunset from your private balcony will quickly become your favourite part of the day. Whether you are into the hustle and bustle of the city's cafes, restaurants and nightlife or prefer the relaxing atmosphere of the pristine beaches and walking tracks of the area, Avante is conveniently close to it all. Take in the breathtaking views and relax by the resort style gas heated pool and outdoor entertaining area in Wollongong's most exclusive and desirable address. This superb 13th floor apartment boasts an array of premium features starting from:

- Perfectly positioned, this home is masterfully designed for modern, stylish lifestyles combining the highest quality finishes throughout.
- An expansive wrap around balcony granting an additional 35m<sup>2</sup> of outdoor living space.
- Spacious main suite complete with built in wardrobe and access to balcony.
- Secure basement parking including 2 tandem car spaces and generous lockable storage space.
- Oak timber floors throughout the living areas with plush carpet to the bedroom
- Floor to ceiling glazing to take full advantage of the natural light
- SMEG kitchen appliances and ducted air conditioning throughout
- Rental Appraisal: \$570 - \$590 per week

Embrace a lifestyle of convenience and enjoy all that beautiful Wollongong has to offer; with public transport at your fingertips. Located in the heart of the CBD, a short 2-minute stroll has you enjoying brunch at any of the numerous surrounding cafes or the weekly markets that pop up in Crown Street Mall. You'll also be spoilt for choice with nightlife, entertainment venues and eateries such as Kneading Ruby, Humber, and an even wider selection of boutique restaurants. A short 6-minute drive will have you at either spectacular South Beach or North Wollongong Beach, the choice is yours. Both fast and easy paced lifestyles can be accommodated, with the region's most stunning features at your doorstep. This home is the ultimate when it comes to inner city living. Avante is synonymous with superior quality, modern finishes and is sure to impress even the most discerning buyer. This is an exceptional opportunity for the first home buyer, downsizer and astute investor alike.