

**2/28 Addison Street, Shellharbour, NSW 2529**

**Sold Unit**

Saturday, 19 August 2023

2/28 Addison Street, Shellharbour, NSW 2529

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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## Contact agent

Welcome to 2/28 Addison Street, Shellharbour Village! This charming apartment is now available for sale. Situated in a secure complex, this well-maintained property offers a comfortable and convenient lifestyle. The open plan living and dining area creates a spacious atmosphere, perfect for entertaining guests or relaxing after a long day. The modern kitchen features a dishwasher, making meal preparation a breeze. The apartment boasts two well-sized bedrooms with built-in wardrobes, providing ample storage space for all your belongings. The bathroom is sleek and stylish, offering both functionality and aesthetics. One of the highlights of this property is the private courtyard where you can enjoy outdoor activities or simply unwind in the fresh air. The fully fenced courtyard ensures privacy and security. For first home buyers, this property presents an excellent opportunity to enter the real estate market. With its affordable price point and low maintenance requirements, it's an ideal choice for those looking to take their first step onto the property ladder. Singles and young couples will appreciate the convenience of this location. Close proximity to shops, cafes, and public transport makes everyday life easy and enjoyable. Downsizers will find comfort in the single-level layout of this apartment. No stairs means easy access throughout the home without compromising on space or style. Retirees can take advantage of the peaceful surroundings offered by Shellharbour while still being within reach of essential amenities such as medical facilities and recreational areas. Investors will be pleased with the potential rental income that this property offers. With an estimated weekly rent of \$560 per week (potential), it presents an attractive investment opportunity with strong returns.

**Property Features:-** Dishwasher- Built-in wardrobes- Air conditioning- Outdoor area- Fully fenced

**The Location:** Approximately 5 kilometers from 2/28 Addison Street are popular places such as:- Shellharbour Beach- Stockland Shellharbour- Shellharbour Village- Killalea State Park- The Links Golf Course

**Key Financial Details:-** Strata rates: ~\$1,076 per quarter- Land rates: ~\$400 per quarter- Water rates: ~\$180 per quarter- Weekly rent: \$560 per week (potential)

Don't miss out on this fantastic opportunity to own a property in the sought-after suburb of Shellharbour. Contact us today to arrange an inspection and secure your future home or investment.

**Disclaimer:** "The above information has been furnished to us by a third party. We have not verified whether or not the information is accurate and do not have any belief one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate"