

**7/2 Corrimal Street, Wollongong, NSW 2500**

**A-List.**

**Unit For Sale**

Tuesday, 12 March 2024

7/2 Corrimal Street, Wollongong, NSW 2500

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Unit**



Anthony Sorace



Karol Caires  
0406477801

**\$585,000 - \$625,000**

Positioned perfectly just moments from the stunning North Wollongong beach and Blue mile, providing the ideal coastal lifestyle with city convenience. The property features two generous sized bedrooms, one with a built-in wardrobe, modern kitchen, electric cooking and dishwasher, open plan living and dining area, neat bathroom with combined bath and shower and east facing balcony. Perfect for the first home buyer, downsizer, or savvy investor. Conveniently located within a short walk to North Beach, the Blue Mile, Wollongong Harbour, CBD, public transport, local cafes, bars, restaurants, parks and an easy drive to the M1 freeway and Wollongong University. Features:- Two generous sized bedrooms, one with built in wardrobe- Modern kitchen with electric cooking, dishwasher and built in washing machine - Open plan living and dining area- Neat bathroom with shower over bath- Shared lockable laundry with secure storage locker/cupboard for unit exclusive use- East facing balcony- Great location within walking distance to CBD, beaches, cafes, bars and transport- Rental Appraisal - \$525 to \$550 per week (approx) Outgoings: Council Rates: \$377 p/q (approx) Water Rates: \$173 p/q (approx) Standard Strata fees: \$1077 per quarter (approx) Disclaimer:: Whilst A-List Property Group has made every effort to ensure the information supplied to you in our marketing material is correct, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, A-List Property Group makes no statement, representation, or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.