

**8/134 Kanahooka Road, Kanahooka, NSW 2530**

molenaar + mcneice

**Townhouse For Sale**

Wednesday, 12 June 2024

8/134 Kanahooka Road, Kanahooka, NSW 2530

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Filipp Lauretti  
0403114101



Mitchell James  
0413097710

## Price Guide \$650,000

location | space | tranquility Peacefully tucked away in 'melia grounds' by the lakeside, is this spacious and well presented, two-bedroom townhouse which offers plenty of convenience, space, tranquility and low maintenance living. Located just moments from schools, shops, public transport, the M1 motorway and Lake Illawarra, this is the perfect opportunity for first home buyers and investors to enter the market. what you will love. > well presented interiors throughout > great sized bedrooms with a walk-in robe and ensuite off the main bedroom > floating laminate floors downstairs with carpet in the bedrooms > split system reverse cycle air conditioning downstairs and in main bedroom > neat stone kitchen with plenty of storage and bench space > spacious and practical open plan living and dining area > private, low maintenance outdoor entertaining deck and courtyard > single lock up garage with internal access and under-stairs storage > convenient walk to the lake and public transport > 18 min drive to Wollongong CBD, 90 min drive to Sydney > council = \$1,408 pa, water = \$686 pa, strata = \$881 pq

Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our vendors, and as such, molenaar × mcneice 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.