

**3/68A Smith St, Wollongong, NSW, 2500**

THE AGENCY

**Apartment For Sale**

Sunday, 18 August 2024

3/68A Smith St, Wollongong, NSW, 2500

**Bedrooms: 2**

**Bathrooms: 1**

**Type: Apartment**

## Carefree City Living

Peacefully set back from the street & within easy walking distance of Downtown delights & Wollongong's picture postcard foreshore, this handy ground floor apartment with scope for cosmetic improvement would make an ideal first home or savvy investment.

Featuring 2 generous bedrooms, bathroom with tub, separate laundry, & a sunny private courtyard, carefree low maintenance living awaits, not to mention the privilege of residing in one of the most spectacularly beautiful neighbourhoods in the Illawarra.

Positioned for ultimate convenience, the property is bordered by The Builders Club to the north & Wollongong Public School to the south, vibrant Crown Street Mall shopping & dining is just 450m from home, & beautiful Belmore Basin, City Beach, & harbourfront parks & playgrounds are only 750m away.

- 2 modestly sized buildings in development, 68A being at the rear.
- Smith Street having become One Way significantly relaxes the traffic load.
- Directly opposite the historic buildings of Wollongong Public School.
- Updated kitchen with garden outlook includes electric cooktop & oven & double sink.
- Separate laundry with tub & electric hot water adjoins kitchen.
- Open plan living/dining space connects to courtyard with established garden.
- 2 sunny north facing bedrooms, both with built-in wardrobes.
- Original bathroom includes full size tub with shower over, toilet, & vanity.
- Solid timber flooring throughout in excellent condition.
- Secure key lock entry to building. Shared clothes drying area in N/W corner.
- Existing lease in place until July 2025.