

**22b Rowland Avenue, Wollongong, NSW 2500**



**Townhouse For Sale**

Thursday, 11 July 2024

22b Rowland Avenue, Wollongong, NSW 2500

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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## Expressions Of Interest

Elders Real Estate Wollongong are proud to offer you this modern well-presented three-bedroom townhouse. Positioned perfectly within the highly sought after Wollongong Hospital location. Rare small boutique complex of only three

Features:-- Three generous sized bedrooms, ensuite & BIW- Spacious open plan tiled living/dining areas leading out onto a north facing, warm, natural sundrenched, private alfresco courtyard- Sleek, yet practical & modern kitchen with stainless steel appliances - Well-appointed modern bathrooms- Polished floorboards and carpet- Complete with internal laundry and downstairs WC- Double lock-up remote garage

This property is truly a new hot spot located within 100m to Wollongong station, sought after Medical Precinct with both public and private hospitals, an easy stroll to Wollongong CBD mall, Wollongong University and easy access to the free shuttle bus, shops, restaurants & cafes, and famous coastal beaches

Property is all complete with a walk-in attitude, one that will bring you convenience and low maintenance living. Fully landscaped child, and pet friendly fenced yard. A perfect, relaxed, and carefree neighborhood presents an excellent opportunity to secure a sought-after city fringe property for a first home buyer, downsizer, or simple investment with everything you need at your doorstep. Currently rented at \$600 per week. Sydney CBD, and airport only 1 hour away

This property definitely is a must see! Call today and schedule your private inspection.