

**1/22 Hawthorn Ave, Nowra, NSW, 2541**

**integrity**

## Unit For Sale

Thursday, 1 August 2024

1/22 Hawthorn Ave, Nowra, NSW, 2541

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Ben Roberts  
0244210633

## **a solid investment**

Ben Roberts from Integrity Real Estate is pleased to offer this solid, full brick 2 bedroom unit positioned down near the Shoalhaven River and close to Nowra's CBD. Featuring an upgraded kitchen and flooring throughout, great sized bathroom with shower, bath and vanity plus a separate toilet and internal laundry. Also boasting reverse cycle air conditioning and a wood fire to the open plan living and dining area while each of the 2 bedrooms are a good size with both having built in wardrobes.

Features include -

- central location, walk to Nowra's CBD and the river
- cul de sac location, ground floor unit in a complex of 5
- good sized bedrooms with built in robes
- full brick construction, bullet proof for tenants
- resident parking/single garage at the rear of complex
- an ideal, solid constructed low maintenance investment
- tenants wish to stay on, current lease until August 2024

It's not often a property in this location becomes available, and you'll struggle to find a unit closer to Nowra's CBD. 1/22 Hawthorn Ave is also in close proximity to Shoalhaven Entertainment Centre and local cafe's while also being only approximately 300m from the Shoalhaven River and boat ramp, swimming, tossing a line for a fish or just a riverside walk. This unit would suit those looking to start or add to their investment portfolio or someone looking to occupy down the track. Inspections are a must to appreciate all this solid investment has to offer.