



3/1 Brownlee Street, Mangerton

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### Panoramic Views

Renee Lambert is proud to present to the market this particularly remarkable one owner double brick apartment with a leafy vista from the escarpment to the ocean that complements the tranquil third floor setting. Lovingly cared for since new the meticulous presentation enhances the comfortable lifestyle you will enjoy in this well designed home with generous sized living areas, three bedrooms all with built in wardrobes & main with ensuite, study and a very inviting north-east facing glassed in patio opening onto the balcony. Located in a boutique block of only 5 that is close to where you need to be but far enough away to enjoy the peaceful locale. Remote control double garage with ample storage & internal access. Found just a five-minute drive to Wollongong CBD, this unique address provides a secure investment in your future and a fine foundation for a comfortable Mangerton lifestyle.

One owner double brick apartment  
 Located in a boutique block of only 5  
 Leafy vista from tranquil third floor setting  
 Meticulous presentation & comfortable lifestyle  
 North-east facing glassed in patio  
 Remote control double garage with internal access

Age - 39 years  
 Council Rates - \$372.51 per quarter  
 Water Rates - \$171.96 per quarter  
 Strata - Admin \$659.60 per quarter  
 Strata - Capital Works \$245 per quarter  
 Strata - Netstrata Strata 4221 2121  
 Potential Rent - Approx \$550 per week

For further information please contact Renee Lambert on 0418 423 636 or [email protected]

**\$669,950**

ID# 11625100296



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