



1/3 Powell Street, Mangerton



Affordable Townhouse in Cul-de-sac Location

A great spot to enter the market in prestigious Mangerton. A modern townhouse and designed for easy living. Set in a culdesac and at the front of the block which captures the natural sunlight all day long. If you are a first home buyer or someone looking for a place with little maintenance, it might be beneficial to put this one on the shopping list. Highlights:

- * Good sized living and dining areas
- * Renovated kitchen with sleek look + eating bar
- * Small butlers pantry/storage
- * Low maintenance floating flooring downstairs
- * 3 bedrooms, all with built in robes, ensuite to main
- * Private north facing balcony off the main bedroom
- * Peaceful views of the escarpment
- * Reverse cycle air conditioning on both levels
- * Toilet on lower level + internal access from garage
- * Single car garage + private courtyard
- * Culdesac position + walk to schools (private + public)
- * Moments to Motorway, Wollongong CBD and Figtree

Land Rates: \$330 per Qtr
Water Rates: \$171.96 per Qtr + usage
Strata Levies: \$444.90 per Qtr
Strata Manager: Chris Darby Strata Management
Potential Rental Return: \$520 - \$530 per week

To book your inspection contact Nathan Haynes on sms/call 0439 449 149 or email:

\$570,000 - \$590,000

ID# 11625100298



Nathan Haynes
0439 449 148



Leanne Brailey
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