



1/3 Powell Street, Mangerton

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An Ideal Entry Point into the Market

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 + car space + 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:

New Price \$615,000

ID# 11625100298

Open for Inspection

Sat 28 Apr, 11:30am - 12:00pm



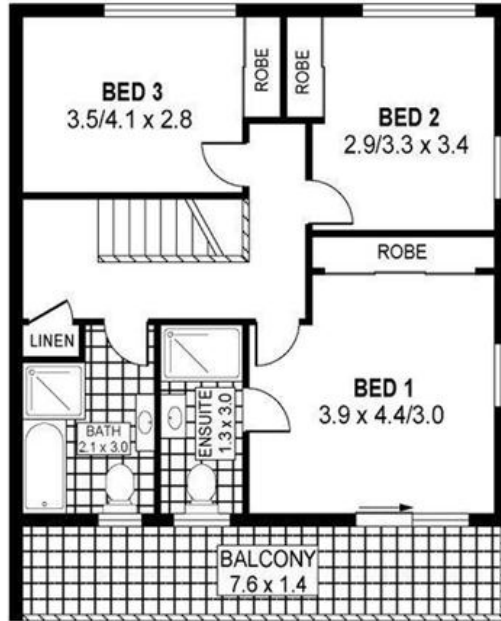
Nathan Haynes

0439 449 148

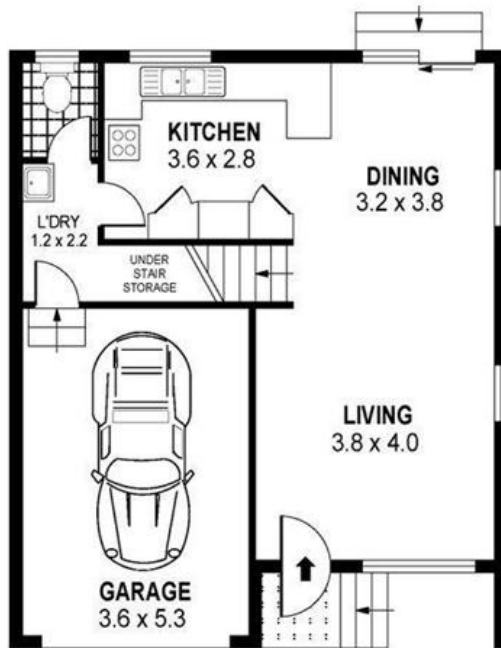


Leanne Brailey

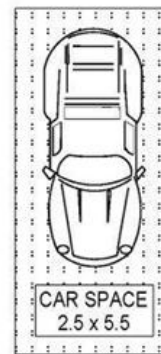
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UPPER LEVEL



LOWER LEVEL



DETACHED



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.
Ref. No: 57717

INT	: 103m ²
EXT	: 11m ²
GARAGE	: 19m ²
CAR SPACE	: 14m ²

UNIT 1, 3 POWELL STREET

MANGERTON