


3/23 Oceana Pde, Austinmer, NSW 2515

Sold - \$640,000

Unit 2   1 



## It's all about the LOCATION!

OCEANA PARADE AUSTINMER.. We now have available this first floor 2 bedroom apartment, perfect for the first time home buyer/investor or your very own beachside weekender.

**Open for Inspection**

By Appointment.

### FIRST HOME OWNERS ALERT !!!

- \* Could save up to \$24,500 in stamp duty
- \* Great foot in the door of this for ever rising property market
- \* Only moments from beach and transport
- \* There will be no better opportunity at an affordable level in the million \$\$\$ suburb of Austinmer.

### APARTMENT - STRATA TITLED

- \* Apartment located at the front of the block on the first floor.
- \* Two good sized bedrooms both with built-in robes
- \* Plenty of scope for renovation to make this home your very own character and theme.
- \* One parking space on title

### LOCATION

- \* Easy walk to Austinmer beach, cafe, shops, schools.
- \* One minute walk to train station and transport
- \* With a short commute to both Sydney and Wollongong by either train or car.

### LIFESTYLE/INVESTORS/WEEKENDER

- \* This is beachside living at it's best. All of your favourite coastal activities are available right at your doorstep:- swimming, surfing, fishing, bushwalking, hang gliding and picnics in the popular parklands.
- \* Austinmer offers the quintessential coastal lifestyle.

Council Rates \$1,566.69 per annum

Water Rates \$168.39 per quarter (approx.)

Strata \$252.00 per quarter

### Listed By

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