

**1/160 Princes Hwy, Figtree, NSW 2525**

**Sold - \$670,000**

Villa 3  2  2 



## Calling All Downsizers!

This free standing, three-bedroom house sized villa is sure to impress whilst being located in a prime position. Experience the ultimate in outdoor living with two private entertainment areas. Sit back and enjoy all life has to offer with everything on your doorstep, being only moments to local schools, transport, Figtree Grove and just under 10 minutes to Wollongong CBD and beaches. Some of the many features include:

- Main bedroom with ensuite, walk-in robe and private balcony
- 2 separate bedrooms with built-in wardrobes, one with reverse cycle air-conditioning
- Spacious main bathroom with separate toilet and bath
- Spacious open plan living with reverse cycle air conditioning system
- Wrap around veranda
- Neat kitchen with stainless steel appliances
- Large internal laundry
- Double garage with internal access and remote-control access
- Large under house storage area & workshop
- Private yard with a beautiful outlook to landscaped gardens

### Areas:

- Internal 127m2
- External 77m2
- Garage 38m2
- Storage 30m2

### Outgoings:

- Council rates \$353.00 (approx per quarter)
- Water rates \$147.31 (approx per quarter)
- Strata \$1007.50 (approx per quarter)

### Listed By

Ben Baaner

Mobile: 0423 218 285

### Open for Inspection

By Appointment.

