

**104/1 Grand Ct, Fairy Meadow, NSW 2519**

**Sold - \$622,500**

Unit 1  1  1 



## Coastal Lifestyle

A dream resort-style coastal lifestyle is yours for the living with this superb first-floor apartment and all just minutes' walk from local beaches, cycleways and coastal walking tracks alike.

Conveniently located on Wollongong CBD's northern fringe, it features generous open plan living areas, high ceilings throughout, full length glass doors that overlook a stunning covered balcony and entertainment area, fully tiled bathroom, well appointed kitchen with stone and polyurethane finishes plus a security car space and storage facility.

Short level walk to local railway station, public buses and free shuttle bus to Wollongong University.

Located in a full security building with lift access, convenient study nook and desk, split system AC comfort, internal laundry and with good internal storage and pet friendly - it's an astute choice for owner occupier and investor alike seeking assured quality and strong rental return.

Currently leased to an established tenant at \$500 pw with lease expiry in July 2024.

Council rates \$1300pa | Strata \$4700pa

### Open for Inspection

By Appointment.

### Property Features

- Study

### Listed By

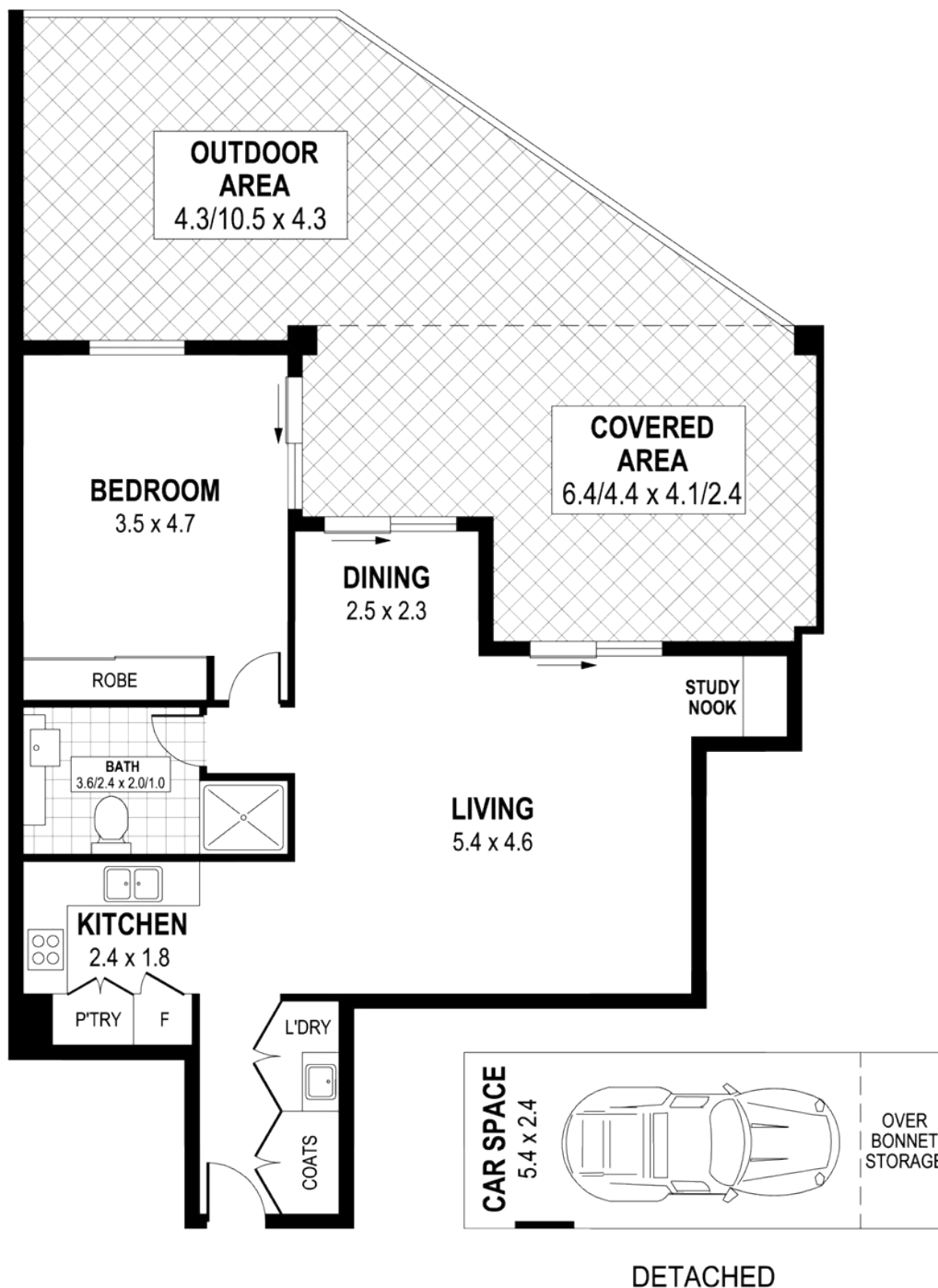
David Meikle

Phone: (02) 4229 9877

Mobile: 0412 422 294



Floorplan



0 1 2 3 4  
SCALE (METRES)

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

INT : 70m<sup>2</sup>  
EXT : 57m<sup>2</sup>  
GARAGE : 13m<sup>2</sup>

UNIT 104, 1 GRAND COURT

FAIRY MEADOW