

## Coniston, 5/5 Kelvin Road

Ideal investment or first home

In a small complex of only six units and in a quiet street this one-bedroom apartment represents a great investment opportunity or ideal first home.

- Open plan living/dining room with plenty of natural light
- Original kitchen with plenty of cupboard space
- Good sized bedroom with ensuite and built-in wardrobe
- Currently leased to a long term tenant of more than 10 years paying \$310 per week
- Top floor position with ocean views from the common balcony
- Close to train station, shops, sporting fields, beaches and much more
- With an ocean breeze to enjoy, the apartment is located on a quiet street with plenty of parking

With a long term tenant looking to stay on, feel at ease knowing that if your looking for an investment, there's no need to look for a tenant.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

1

1

0

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/V0XHQZ](http://ljhooker.com.au/V0XHQZ)

**Contact**  
**Jake Stylys**  
0401 924 141  
[jake.stylys@ljhwollongong.com.au](mailto:jake.stylys@ljhwollongong.com.au)

**Martin Merritt**  
0412 424 226  
[martin.merritt@ljhwollongong.com.au](mailto:martin.merritt@ljhwollongong.com.au)

**LJ Hooker Wollongong | Corrimal | Shellharbour**  
**(02) 4229 8600**

Strata levies \$600 pq  
Council rates \$380 pq  
Water rates \$170pq  
All figures approx"

## More About this Property

<b>Property ID</b>	V0XHQZ
<b>Property Type</b>	Apartment
<b>Including</b>	Built-in-Robes

### Jake Stylis 0401 924 141

Real Estate Agent | [jake.stylis@ljhwollongong.com.au](mailto:jake.stylis@ljhwollongong.com.au)

### Martin Merritt 0412 424 226

Principal | Licenced Real Estate Agent | [martin.merritt@ljhwollongong.com.au](mailto:martin.merritt@ljhwollongong.com.au)

### LJ Hooker Wollongong | Corrimal | Shellharbour (02) 4229 8600

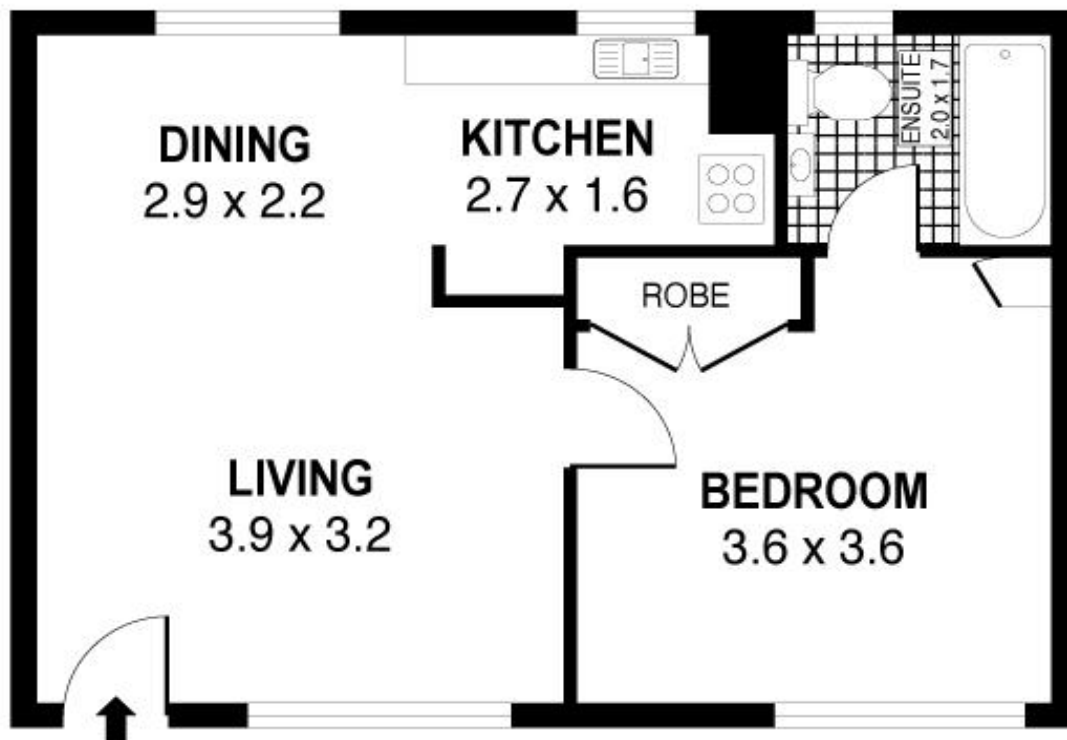
69 Kembla Street, WOLLONGONG NSW 2500

[wollongong.ljhooker.com.au](http://wollongong.ljhooker.com.au) | [wollongong@ljhooker.com.au](mailto:wollongong@ljhooker.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Wollongong | Corrimal |  
Shellharbour  
(02) 4229 8600**



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
Ref. No. 90102

INT : 42m<sup>2</sup>

UNIT 5, 5 KELVIN ROAD

CONISTON



LJ Hooker Wollongong | Corrimal |  
Shellharbour  
(02) 4229 8600

**Disclaimer:** All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.