

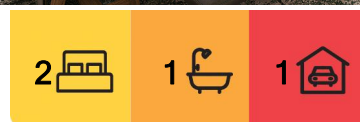
Figtree, 2/11 Grafton Ave

Ultra convenient & bigger then you would expect!

Perfect for downsizers, investors, or first home buyers, this larger-than-life 2 bedroom unit with an internal floor space of 73m2 approx is sure to impress and it won't last long.

Flaunting a low-maintenance lifestyle and a cosy yet comfortable footprint, this charming unit provides the perfect first step onto the property ladder. Set in a villa-like complex of three, it's both a peaceful haven and dynamic lifestyle base footsteps from Figtree Grove and just 5-10 minutes from the CBD.

- Outstanding option for the entry-level buyer, downsizer or investor.
- Convenient rear-of-block position with dedicated car space right out of the front door
- Huge open-plan lounge with defined dining and kitchen zone
- Two large bedrooms, one with BIW
- Neat bathroom with shower over bath in excellent original condition.
- Internal laundry opens onto a private and secure rear courtyard



For Sale
\$549,900

View
ljhooker.com.au/UX9HQZ

Contact
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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.

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- Less than 200m to Figtree Grove, cafes, public transport & much more

Outgoings:

- Council rates \$378.67 pq
- Water rates \$171.41 pq
- Strata levies \$937.50 pq

More About this Property

Property ID	UX9HQZ
Property Type	Unit
Including	Toilets (1) Courtyard Floorboards Fully Fenced

Jake Styli 0401 924 141

Salesperson | jake.styis@ljhwollongong.com.au

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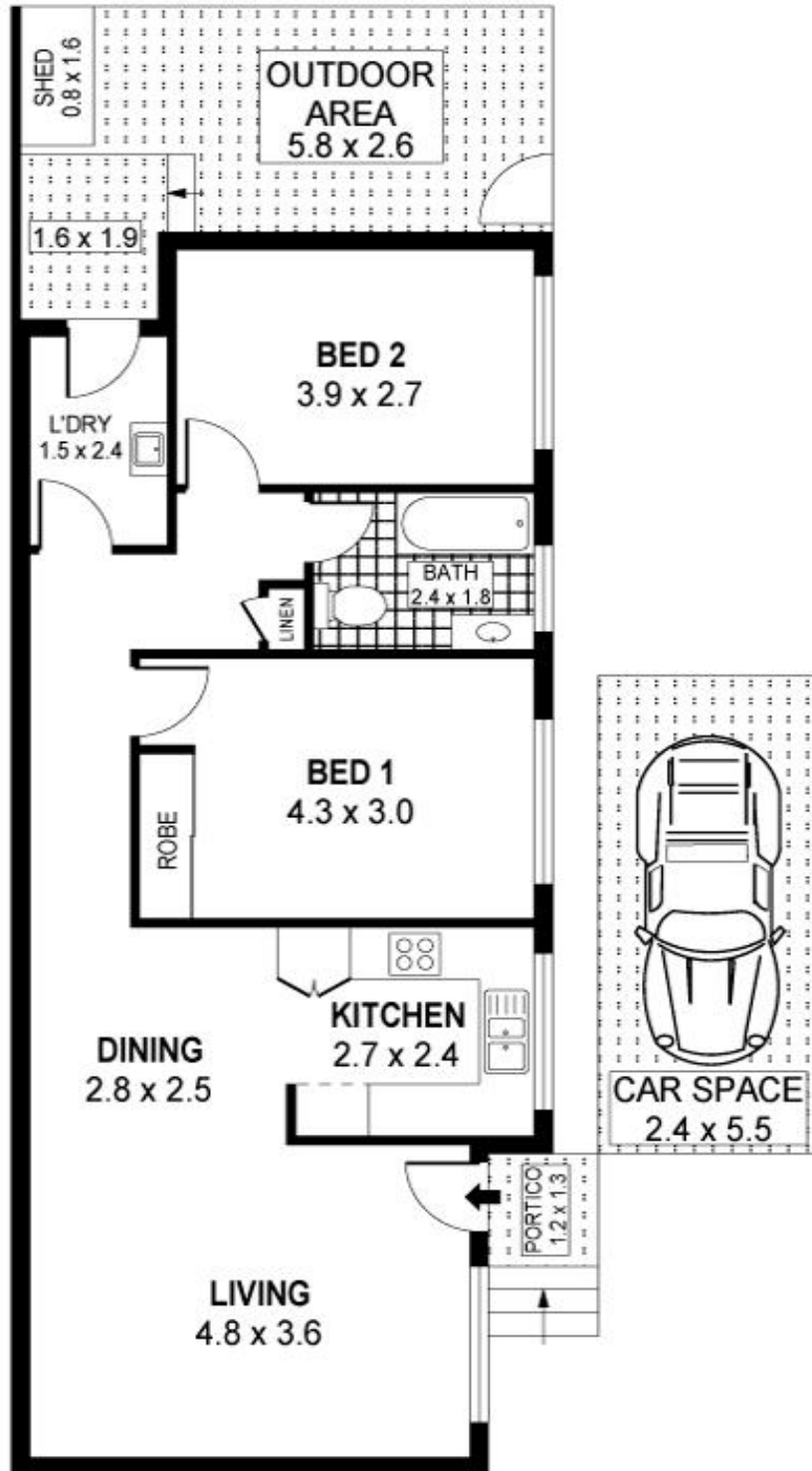
69 Kembla Street, WOLLONGONG NSW 2500

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0 1 2 3
SCALE (METRES)

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.
Ref No 00083

INT : 72m²
EXT : 18m²
CAR SPACE : 13m²

2/11 GRAFTON AVENUE

FIGTREE



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