






1/1 College Place, Gwynneville

2  1  1 

## Smart Buy and Minimal Upkeep

This neat and tidy two-bedroom unit offers the ideal balance of comfort, convenience, and easy-care living. Whether you're a first-home buyer, downsizer, or a savvy investor seeking a high demand location, this property is sure to impress. Positioned in a quiet complex of just four, it delivers peace and privacy while remaining within close reach of all essential amenities.

### Features

- Two bedrooms with plenty of natural light
- Low-maintenance layout ideal for busy lifestyles or investment
- Quiet complex of only four units for added privacy and comfort
- Just a short stroll to Wollongong University and TAFE, perfect for students or rental appeal
- Easy access to Wollongong CBD, shops, cafes, and public transport
- Close to parks, schools, and beautiful Wollongong beaches
- Ideal investment opportunity or a smart start for first-home buyers

Whether you're after a lifestyle of ease or a property with excellent rental potential, this unit offers unmatched value in one of Gwynneville's most convenient pockets.

### FOR SALE

Please Call

### AGENTS

Jake Styliis  
0401 924 141  
[jake.styilis@ljhwollongong.com.au](mailto:jake.styilis@ljhwollongong.com.au)

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

### AGENCY

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

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**

## MORE DETAILS

Property ID                    VFBHQZ  
Property Type                Unit

**Jake Stylys 0401 924 141**

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

**Martin Merritt 0412 424 226**

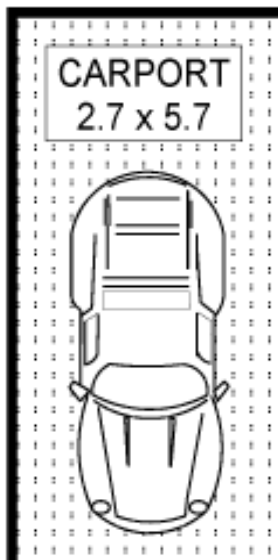
Principal | Licenced Real Estate Agent |  
[martin.merritt@ljhwollongong.com.au](mailto:martin.merritt@ljhwollongong.com.au)

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

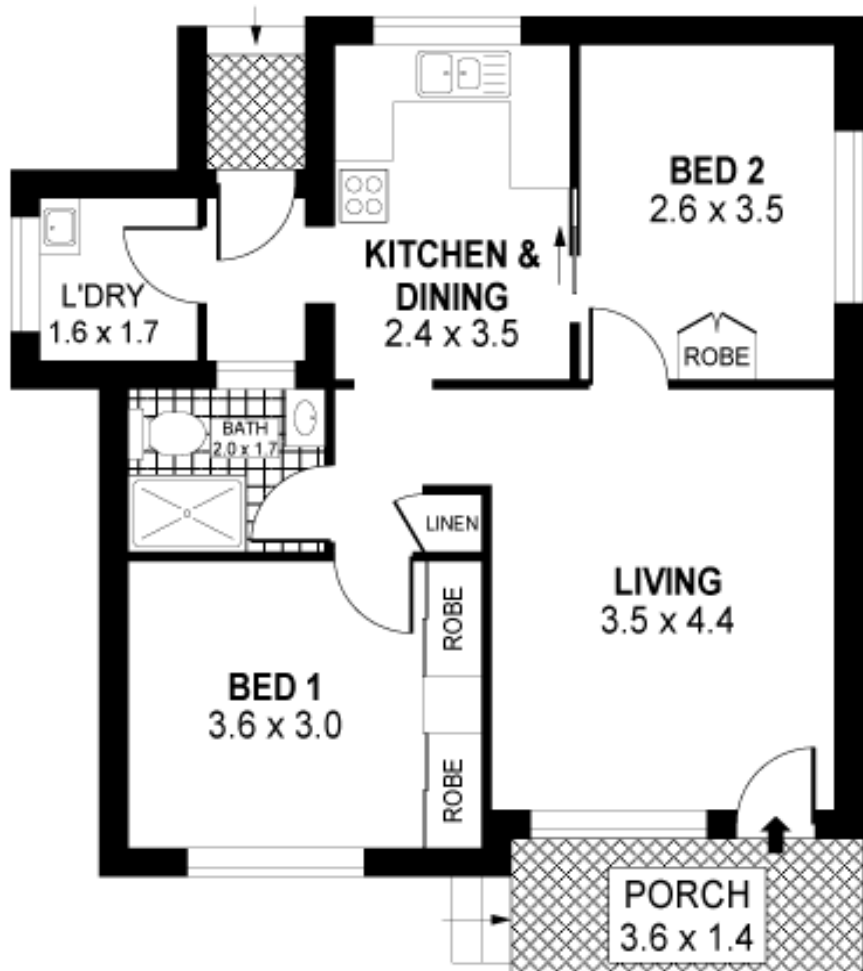
69 Kembla Street, WOLLONGONG NSW 2500

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DETACHED



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
Ref. No. 08677



INT : 57m<sup>2</sup>  
EXT : 6m<sup>2</sup>  
CARPORT : 15m<sup>2</sup>

1/1 COLLEGE PLACE

GWYNNEVILLE