

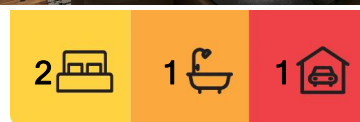
## Gwynneville, 1/1 College Place

### 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



#### For Sale

\$490,000 - \$530,000

#### View

By Appointment

#### 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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**(02) 4229 8600**

- 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.



## More About this Property

Property ID	VFBHQZ
Property Type	Unit

### Martin Merritt 0412 424 226

Principal | Licenced Real Estate Agent | martin.merritt@ljhwollongong.com.au

### Jake Styliis 0401 924 141

Real Estate Agent | jake.styliis@ljhwollongong.com.au

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

69 Kembla Street, WOLLONGONG NSW 2500

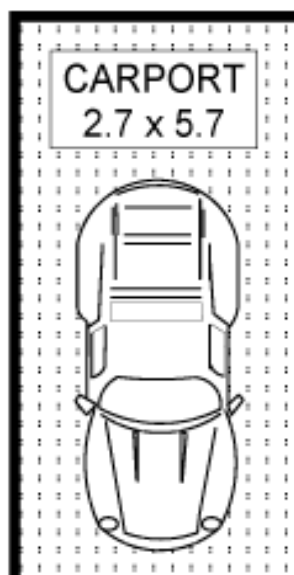
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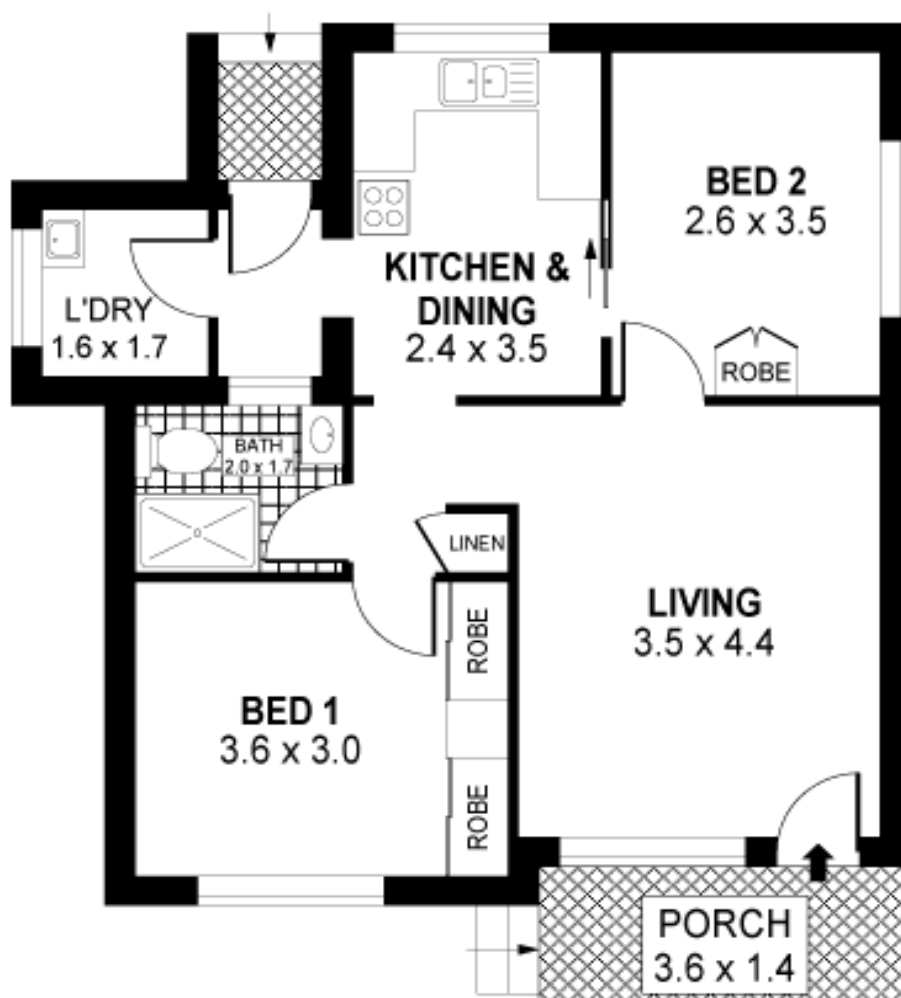
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DETACHED



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



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