



Mangerton, 29/17 Payne Street

Invest or Refurbish!

Nestled in a quiet cul-de-sac, in one of Wollongong's most popular suburbs is this solid brick complex. This first floor two-bedroom unit with flexible floor plan is now available for sale. Excellent opportunity to secure a sought-after city fringe property for a first home buyer, downsizer, or investor.

Featuring a renovated kitchen, updated bathroom, internal laundry, good-sized bedrooms, sizeable living room that opens onto covered balcony and a single lockup garage. The current tenant paying \$430 per week.

Close to schools, public transport, Figtree Grove only a 2 minute drive while in the other direction, Wollongong CBD is only a 2 minute drive away also.

Council rates: \$347.29

Water rates: \$172 pq



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.

2

1

1

For Sale
\$499,900

View
By Appointment

Contact
Jake Stylys
0401 924 141
jake.stylys@ljhooker.com.au

Martin Merritt
0412 424 226
martin.merritt@ljhwollongong.com.au

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

Strata rates: \$855 pq

More About this Property

Property ID	UYXHQZ
Property Type	Unit
Including	Toilets (1)

Jake Stylis 0401 924 141

Salesperson | jake.stylis@ljhooker.com.au

Martin Merritt 0412 424 226

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

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

69 Kembla Street, WOLLONGONG NSW 2500

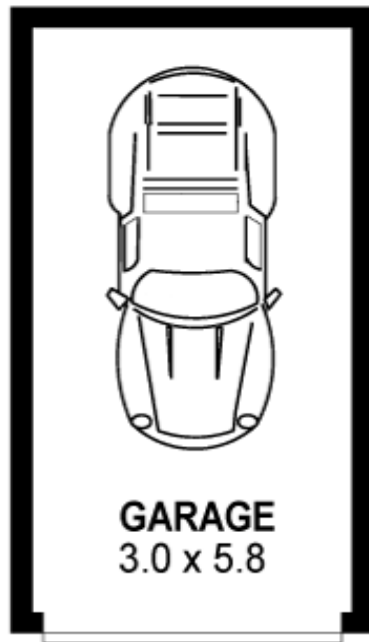
wollongong.ljhooker.com.au | wollongong@ljhooker.com.au



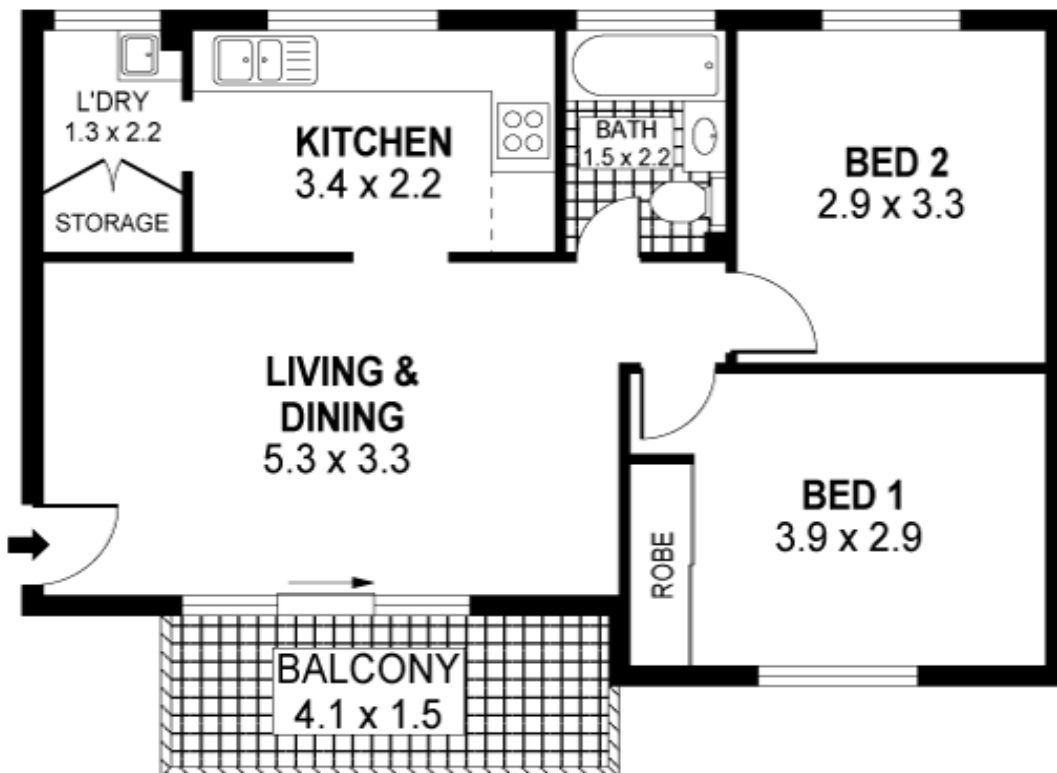
Disclaimer: All information contained therein is gathered from relevant third parties sources.

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**



DETACHED



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.
Ref. No: 01207



INT	:	55m ²
EXT	:	6m ²
GARAGE	:	17m ²

UNIT 29, 17 PAYNE STREET

MANGERTON



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.