







96/35 The Basin Road, St Georges Basin

Coastal Lifestyle | Low Fees | Great Value

Discover relaxed coastal living in the sought-after Basin Shores community, where the water, nature and recreational facilities are all close at hand. Just 300 metres from the shores of St Georges Basin, this spacious three-bedroom home offers an appealing combination of low-maintenance living, lifestyle benefits and low community/strata fees, making it an opportunity worth considering.

Enjoy access to an impressive range of community facilities, including an indoor heated swimming pool, tennis courts, bowling green, landscaped gardens and BBQ areas. Whether you're heading out for a day on the water, enjoying the outdoors or simply relaxing in peaceful surroundings, Basin Shores offers a lifestyle that's easy to enjoy.

Property features include:

- Spacious three-bedroom home with light-filled interiors
- Contemporary kitchen with quality appliances and ample storage
- Modern bathroom plus ensuite to the main bedroom
- Private verandah for relaxed outdoor living
- Tandem carport plus additional visitor parking
- Low-maintenance living with low community/strata fees

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.

3 2 2

FOR SALE
$649,000 - $669,000

VIEW
By Appointment

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

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

LJ Hooker

- Access to excellent community facilities in a secure setting

With Jervis Bay approximately 10km away and Sydney around 2.5 hours by car, this is an appealing opportunity for those seeking a permanent home, holiday retreat or investment in a relaxed coastal setting. Enjoy the benefits of community living, excellent facilities and the water close by, without the burden of a high-maintenance property.









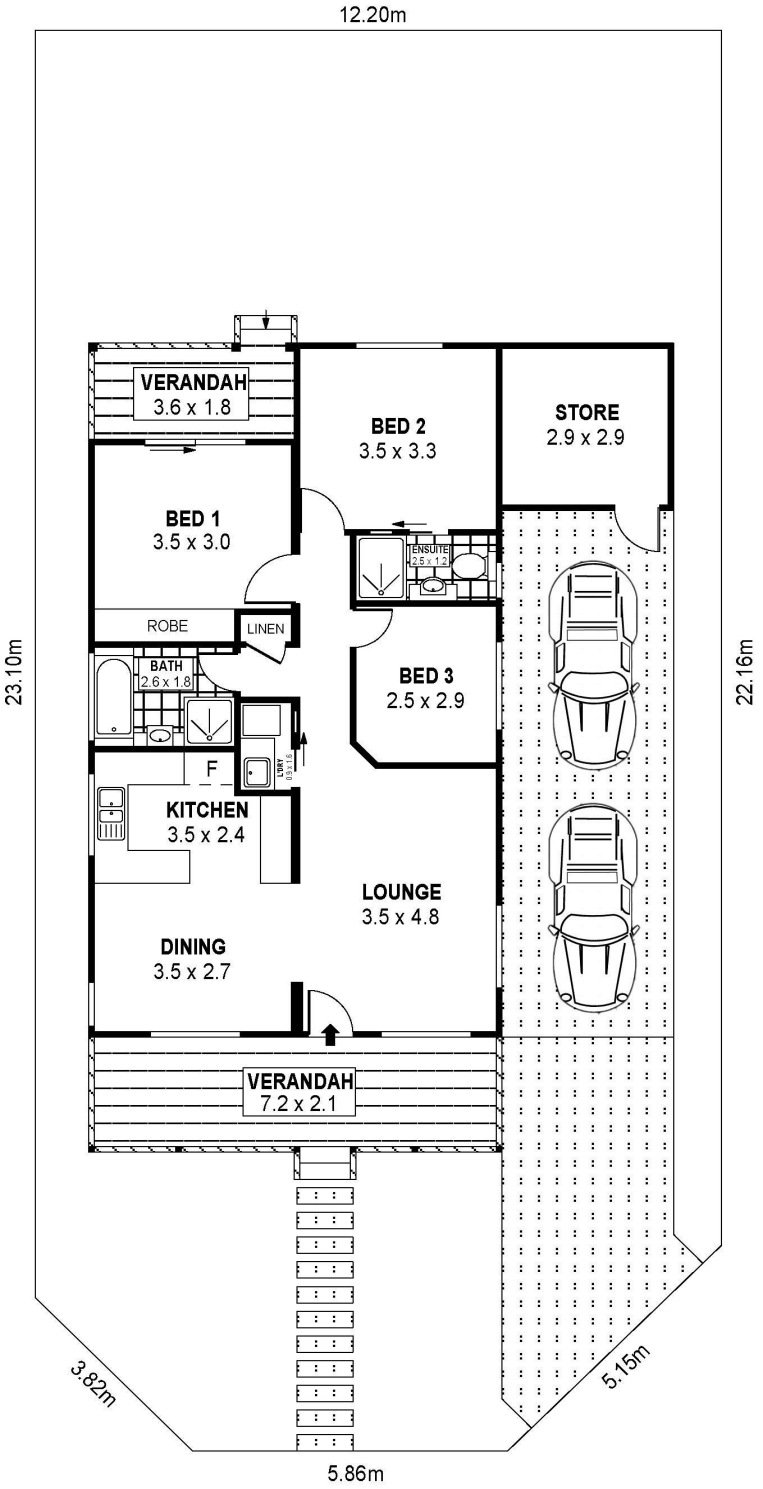
MORE DETAILS

Property ID	W1CHQZ
Property Type	House
House Size	103 m2
Land Area	304 m2
Including	Ensuite
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Balcony
	Deck
	Dishwasher
	Floorboards
	Built-in-Robes
	Fully Fenced

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 | office@ljhwollongong.com.au

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.



N

0 1 2 3 4 5 SCALE (METRES)

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.
Ref. No: 010774

LJ Hooker

INT	: 83m²
EXT	: 20m²
STORE	: 8m²

SITE 96, 35 THE BASIN ROAD

ST GEORGES BASIN

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