



6/37 O'Reilly Street, Warilla

Easy Living | Perfectly Positioned

Enjoy a relaxed coastal lifestyle or secure a smart investment with this well-presented townhouse, ideally located within easy walking distance to the beach, lake, local schools, transport and Warilla Grove Shopping Centre. Set within a quiet complex of just eight residences, this inviting home offers a practical two-level layout, generous living spaces and a private outdoor area, perfect for low-maintenance living, close to everything you need.

Property Features:

- Open plan lower level with spacious living, dining and kitchen areas
- Seamless flow to a private courtyard with outdoor entertaining area
- Additional downstairs powder room for convenience
- Upper level accommodation with bedrooms featuring built-in wardrobes
- Main bathroom located upstairs servicing the bedrooms
- Neat and tidy presentation throughout
- Double garage with convenient internal access
- Currently leased with great tenant history, ideal for investors

3 2 2

FOR SALE
\$830,000

AGENTS

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

Aiden Merrick
0477 876 073
aiden.merrick@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.



- Images have been virtually staged for illustration and may not reflect the property's current condition.

MORE DETAILS

Property ID	W0QHQZ
Property Type	Townhouse
Including	Ensuite Air Conditioning Toilets (3) Courtyard Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Close to Schools Close to Shops Close to Transport

Martin Merritt 0412 424 226

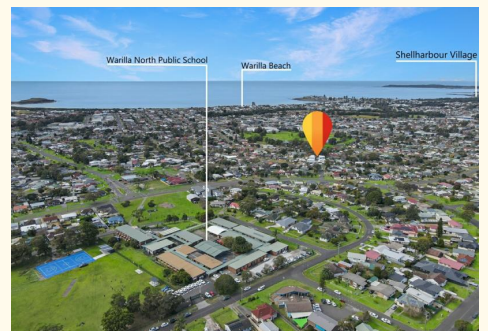
Principal | Licenced Real Estate Agent |
martin.merritt@ljhwollongong.com.au

Aiden Merrick 0477 876 073

Real Estate Agent | aiden.merrick@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





6/37 O'REILLY STREET, WARILLA

 **LJ Hooker**

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**