



11/46 Smith Street, Wollongong

Centrally Located | Immaculate in presentation | First home or Investment

Positioned in a highly convenient location, this beautifully updated ground-floor two-bedroom unit offers the perfect blend of comfort, lifestyle, and investment potential.

Featuring a brand-new bathroom, updated kitchen, and new flooring throughout, the home is move-in ready with nothing more to spend. The oversized main bedroom includes its own private balcony, while both bedrooms offer built-in wardrobes for excellent storage.

Enjoy the practicality of an internal laundry, the convenience of a dedicated carport, and a low-maintenance lifestyle just moments from everything Wollongong has to offer.

Ideally located within a short walk to Wollongong CBD, pristine beaches, cafes, restaurants, and public transport, this is an outstanding opportunity for first-home buyers, downsizers, or savvy investors alike.

Features include:

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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FOR SALE
\$595,000 - \$645,000

VIEW
Sat 27th Jun @ 11:00AM - 11:30AM

AGENTS
Jake Stylys
0401 924 141
jake.stylys@ljhwollongong.com.au

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

 **LJ Hooker**

- Ground floor position for easy access
- 2 spacious bedrooms with built-in wardrobes
- Huge main bedroom with private balcony
- Brand-new bathroom
- Updated kitchen
- New flooring throughout
- Internal laundry
- Dedicated carport
- Centrally located close to CBD, beaches & cafes
- Ideal first home or investment opportunity

A fantastic opportunity to secure a stylish, low-maintenance property in one of Wollongong's most convenient locations.
Outgoing:

Strata \$885.15 pq
Council \$411.29 pq
Water \$201.90 pq
Rental estimate \$550 - \$570 pw

MORE DETAILS

Property ID	W6SHQZ
Property Type	Unit
Including	Air Conditioning
	Balcony
	Floorboards
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport

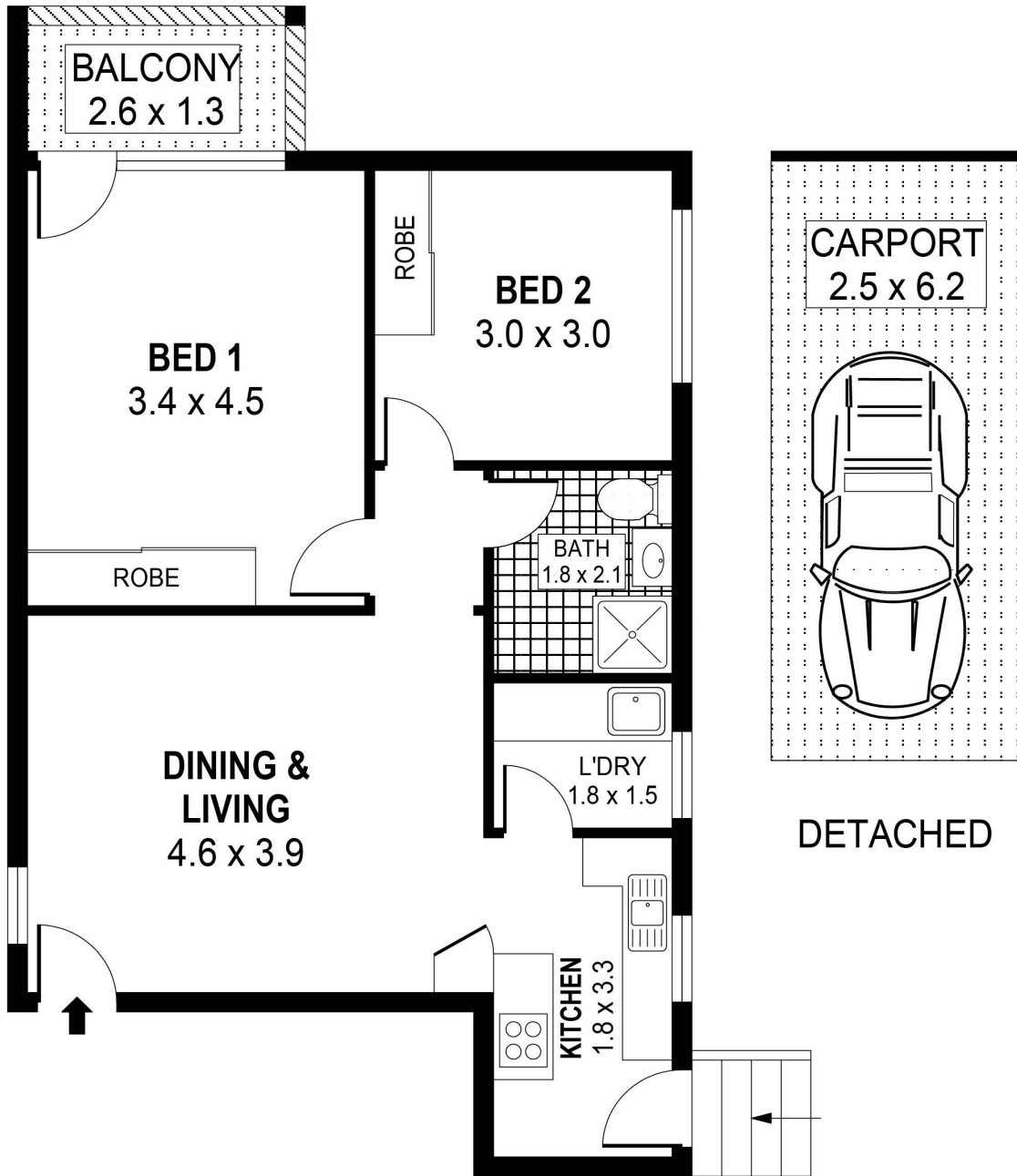
Jake Stylys 0401 924 141

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

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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.
Ref. No: 012013



INT : 58m²
EXT : 3m²
CARPORT : 16m²

UNIT 11, 46 SMITH STREET

WOLLONGONG

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