



18/1 Mangerton Road, Wollongong

Endless Potential in Prime City-Fringe Location!




Positioned in a sought-after pocket near the CBD, this solid 2-bedroom unit in original condition presents an exceptional opportunity for first-home buyers, renovators, or savvy investors.

Set within a well-maintained complex, this light-filled unit offers a functional layout featuring two generously sized bedrooms, a central bathroom, spacious living area, and a separate kitchen with ample storage. While the interiors are original, they provide the perfect canvas to update and add value over time.

Location is everything and this property delivers. Enjoy the proximity to the city centre, with cafes, public transport, shops, and green spaces all within walking distance. Whether you're commuting to work or enjoying the lifestyle perks of inner-city living, this address offers the ultimate convenience.

Key Features:

- 2 spacious bedrooms with built-in potential
- Neat & tidy original kitchen and bathroom, ripe for renovation
- Open-plan living and dining area
- Internal laundry off kitchen

2  1  1 

FOR SALE
\$540,000

AGENTS

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AGENCY

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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**

Single lock up garage and a low-maintenance complex
Minutes to CBD, transport, schools & all amenities
Perfect for buyers with vision, this unit offers the chance to secure a foothold in a blue-chip location and capitalise on future growth
An inspection is a must, hesitate and miss out!

Currently rented on an expired lease, tenants paying \$450 per week.

MORE DETAILS

Property ID	VHUUHQZ
Property Type	Unit
House Size	77 m2
Including	Toilets (1) Balcony Secure Parking

Jake Stylis 0401 924 141

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

Aiden Merrick 0477 876 073

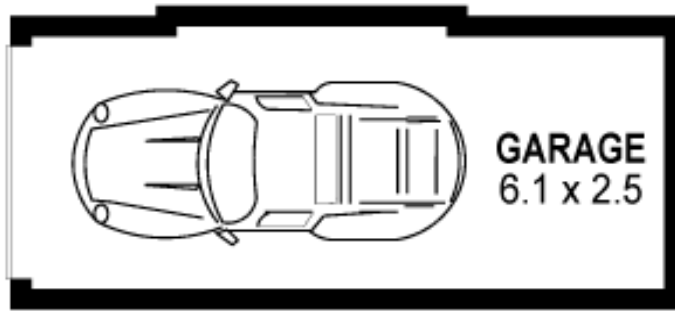
Assistant Agent | aiden.merrick@ljhwollongong.com.au

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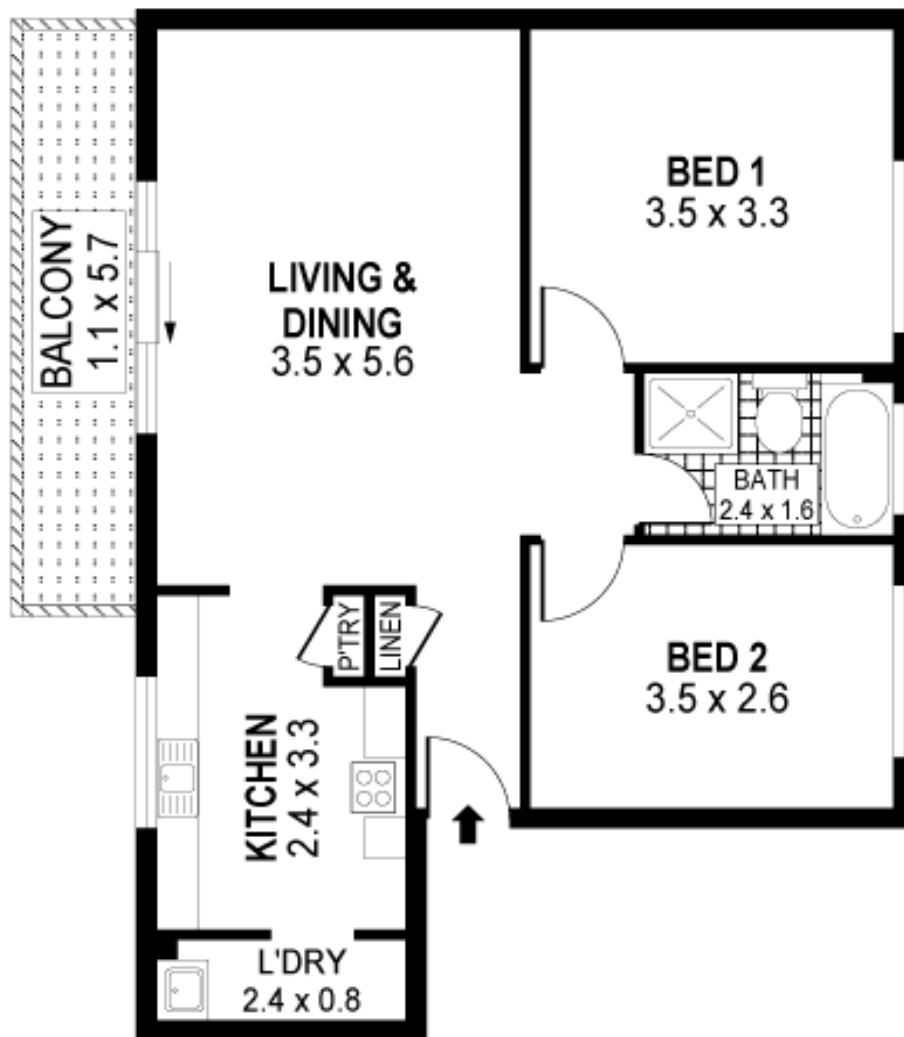
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DETACHED



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.
Ref. No. 08270



INT : 60m²
EXT : 6m²
GARAGE : 16m²

UNIT 18, 1 MANGERTON ROAD

WOLLONGONG