

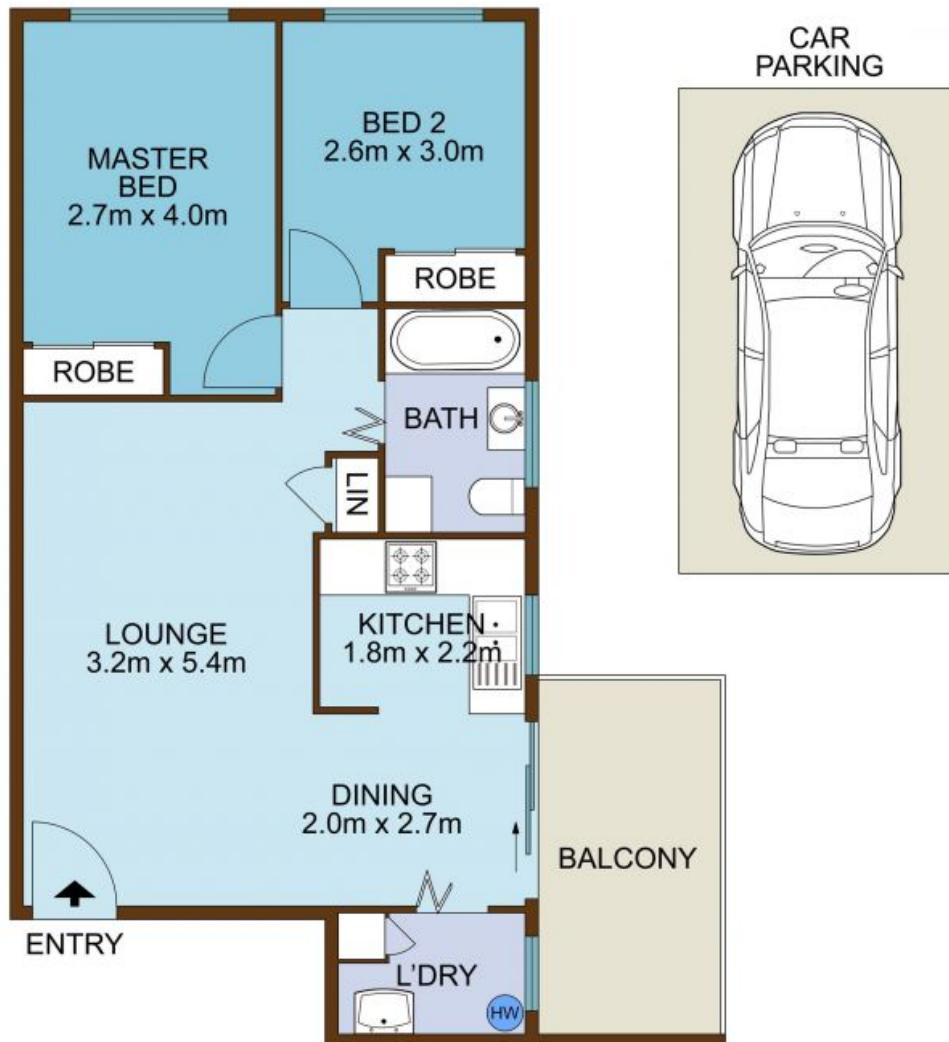


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**Council Rates** \$325/qtr (approx)  
**Water Rates** \$171/qtr (approx)  
**Strata Fees** \$764/qtr (approx)  
**Contact** Troy Holmes  
 0414 344 442  
**Type** Unit  
**Sold Date** 18/06/2024  
**Land** 74 m2

Pairing perfect ambience with prime convenience in a leafy complex, this lovely renovated property makes a cosy statement in comfort and charm. Easily accessible on the ground floor, it represents outstanding investment or home buying with its new tiled bathroom, low-maintenance finish, private courtyard-style balcony and single carport on title. The address itself is beyond reproach, enjoying the many benefits of cul-de-sac living and close proximity to schools and parks, local shops and Macarthur Square and buses for Campbelltown and Wollongong.

- Reliable red brick apartment with all the hard work already done
- Combined lounge/dining area, new timber laminate floors throughout
- Neat updated kitchen and bath, internal laundry, robe in second bed
- Fantastic entry point or downsizer steps from ALDI, pub and transport



**HOLMES**  
REAL ESTATE

**30/1 Lavinia Place, AMBARVALE**

Not to scale • All measurements are approximate • Drawn for marketing purposes only