

3/54 Bourke Street North Wollongong, NSW

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## Boutique Living on Bourke Street!

Welcome to 3/54 Bourke Street, North Wollongong ? a fantastic opportunity for first home buyers and investors alike. This ground-floor apartment is nestled in a sought-after location, offering both affordability and a vibrant coastal lifestyle, just moments from the region's finest beaches, entertainment, and dining options.

**Price:** Price Guide \$540,000 - \$590,000  
**Council Rates:** \$358.00 p/q  
**Water Rates:** \$172.00 p/q  
**Strata Rates:** \$1,049.00 p/q

### PROPERTY HIGHLIGHTS:

**Ground Floor Access:** Enjoy the ease and accessibility of ground-floor living in a well-maintained complex.

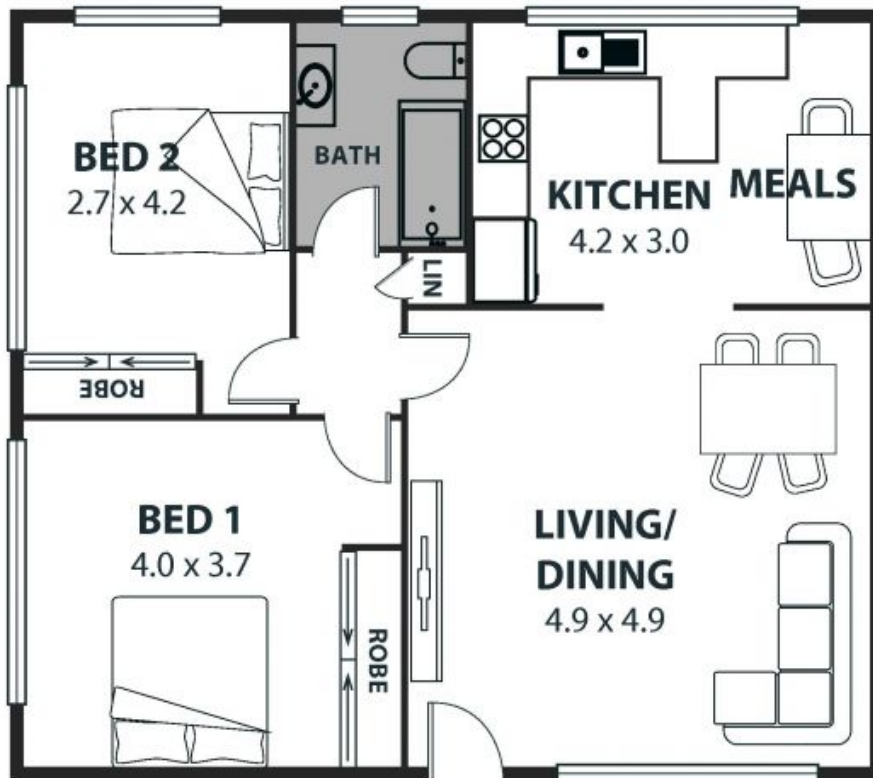
**Tropical Surroundings:** The complex is set amidst lush tropical greenery, providing a peaceful and attractive environment.

**Family-Friendly Bathroom:** The spacious bathroom includes both a shower and a bath, catering to all household need

**Adam McMahon**

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Internal Space 72m<sup>2</sup>



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