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Unit 21, 9-13 Smith Street Wollongong

## Welcome

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Welcome to 21/9-13 Smith Street, Wollongong.

I am here to assist and if you have any queries please contact me on the details below.

Leanne Brailey

***"Selling properties for More"***

M : 0414 929 212 E : [leanne@fnwre.com.au](mailto:leanne@fnwre.com.au)





Unit 21, 9-13 Smith Street Wollongong

## Inspection Times

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Unit 21, 9-13 Smith Street Wollongong is open for inspection on:

**Saturday 18th November**

11:00am - 11:30am and 3:00pm - 3:30pm

**?Saturday 25th November**

11:00am - 11:30am

**?Saturday 2nd December**

11:00am - 11:30am

**Saturday 9th December**

11:00am - 11:30am

Auction On site 11:30am



Unit 21, 9-13 Smith Street Wollongong

## The Finer Details

4



2



4



330sqm



### 21/9-13 Smith Street, Wollongong NSW

Leanne Brailey is proud to present...Set luxuriously against a sweeping backdrop of ocean, lighthouse and escarpment views, this sophisticated four-bedroom security apartment located in the iconic **◆ Sorrento ◆** building combines over 330m<sup>2</sup> total floor space.

Boasting intuitive separation and house-like proportions throughout, this premium residence provides a blend of lifestyle and luxury often sought but rarely found.

Offered to the market for the first time in 30 years, designed off the plan and incorporating 2 apartments, makes it the largest internal living apartment in 'Sorrento'.

- ◆ Idyllic north aspect welcomes glorious year-round natural light
- ◆ 4 spacious bedrooms all with BIR◆s master with oversized walkin
- ◆ Stunning ocean views from every room
- ◆ Spotted Gum timber flooring
- ◆ Cook in your generously sized brand new kitchen featuring quality European appliances including induction cook top showcased by stunning Island canopy
- ◆ Freshly painted throughout
- ◆ Master suite with spacious parent retreat opening onto balcony
- ◆ Two Generous sized bathrooms
- ◆ Manicured landscaped grounds
- ◆ Half-tennis court, car wash facilities and sun lit relaxation areas to unwind
- ◆ Short level stroll to Wollongong◆s pristine North and South beaches, cafes, Belmore basin and CBD.

21/9-13 Smith Street, Wollongong NSW



Unit 21, 9-13 Smith Street Wollongong

## Pricing

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The property is set for Auction on 9th December 2017 .

As the property is unique in its size and beautifully renovated, comparable properties range from \$1.8m – \$3.0m.

A list of comparable properties is available on request.



Unit 21, 9-13 Smith Street Wollongong

## Property Photos Photo Gallery

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**first  
national**  
REAL ESTATE

Wollongong

Leanne Brailey

0414 929 212

02 4226 6626

leanne@fnwre.com.au



Unit 21, 9-13 Smith Street Wollongong

# Floor Plan

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Floorplan



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Leanne Brailey

0414 929 212

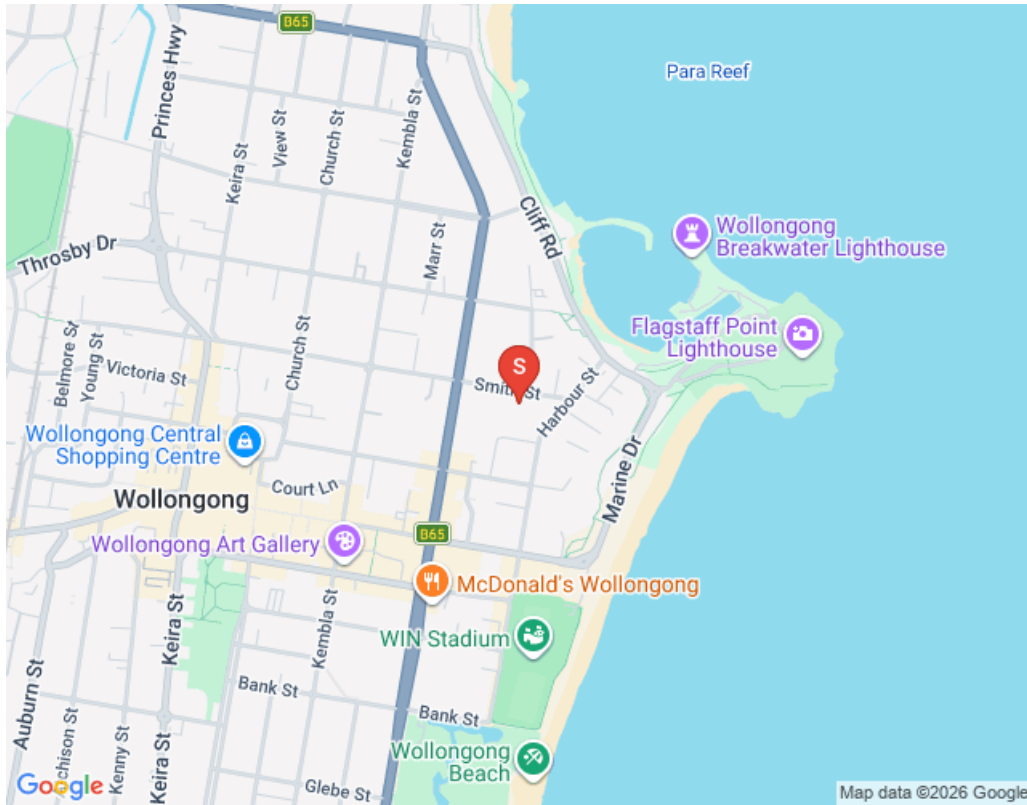
02 4226 6626

leanne@fnwre.com.au



Unit 21, 9-13 Smith Street Wollongong

## Property Location Map





Unit 21, 9-13 Smith Street Wollongong

## Rental Return

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### Re: Unit 21, 9-13 Smith Street Wollongong – Rental Opinion

Thank you for the opportunity to provide an opinion as to an estimated rental value of the above-mentioned residential property.

Based on comparable residential rental properties in the surrounding area, I am confident with an achievable rental return of:

**\$1,050 - \$1,150 per week.**

This opinion is based on current market conditions and can vary with market supply and demand.

Executive properties such as this are difficult to find.

If you require any further information or wish to discuss our property management services we offer please feel free to contact myself or our office on 4226 6626 or [fallon@braileyfn.com.au](mailto:fallon@braileyfn.com.au)



Unit 21, 9-13 Smith Street Wollongong

## The Key Numbers

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Age - Built in 1985

Strata Company – Self Managed

Strata Fee - \$1350 per quarter

Council Rates - \$356.30 per quarter

Water Rates - \$171.98 per quarter

Internal Living – 330 m2 (Approx)

Garaging Area - 77 m2 (2 Lock up Double Garages)

Land Size - 3,061 m2



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Unit 21, 9-13 Smith Street Wollongong

# Contract of Sale

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[Contract of Sale](#)



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Wollongong

Leanne Brailey

0414 929 212

02 4226 6626

[leanne@fnwre.com.au](mailto:leanne@fnwre.com.au)



Unit 21, 9-13 Smith Street Wollongong

# Property Brochure

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Brochure