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Unit 21, 9-13 Smith Street Wollongong

Welcome

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





Unit 21, 9-13 Smith Street Wollongong

Inspection Times

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 330m² 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

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

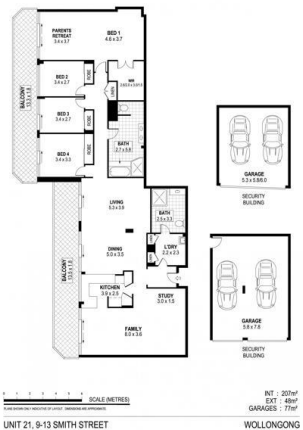
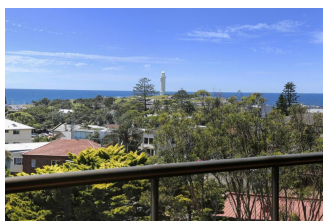
As the property is unique in its size and beautifully renovated, comparable properties range from \$1.8m – \$3.0m.

A list of comparable properties is available on request.



Unit 21, 9-13 Smith Street Wollongong

Property Photos Photo Gallery





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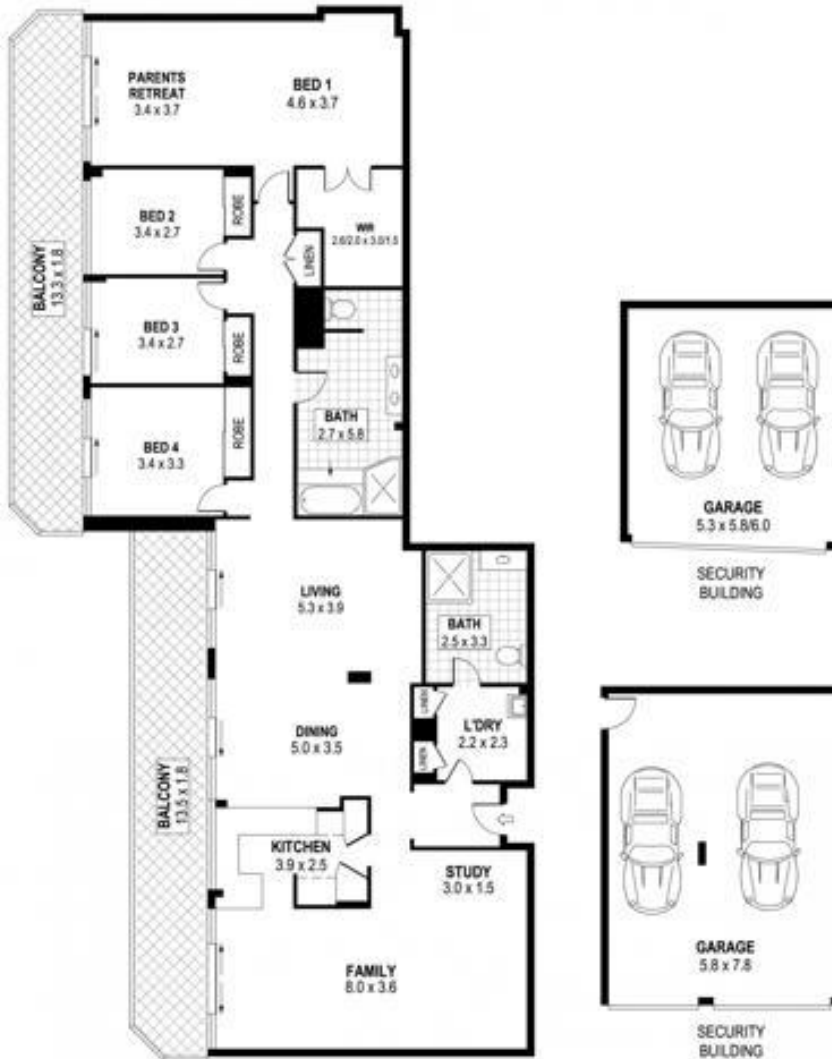
02 4226 6626

leanne@fnwre.com.au



Unit 21, 9-13 Smith Street Wollongong

Floor Plan



INT : 207m²
EXT : 48m²
GARAGES : 77m²

UNIT 21, 9-13 SMITH STREET

WOLLONGONG

Floorplan



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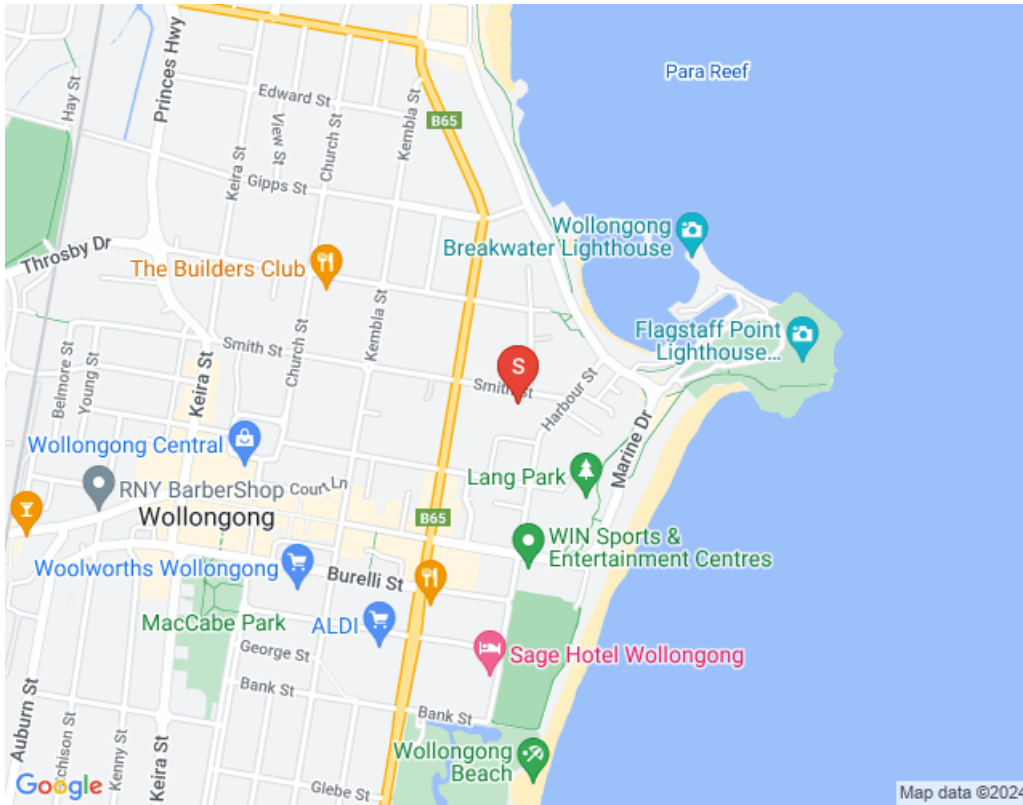
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Unit 21, 9-13 Smith Street Wollongong

Property Location Map





Unit 21, 9-13 Smith Street Wollongong

Rental Return

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



Unit 21, 9-13 Smith Street Wollongong

The Key Numbers

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

Contract of Sale



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Unit 21, 9-13 Smith Street Wollongong

Property Brochure

Brochure