



**Dimosons**

**2/1 Zelang Avenue, FIGTREE**

 2  1  1

Price: \$389,000

## Fast Facts



- 
- • 2 Bed, 1 Bath, 1 Car
- • Quiet suburban street
- • Block of 4
- • Updated kitchen with ample storage
- • Updated bathroom with shower over the bath
- • Separate laundry
- • Close to shopping, hospital and transport

## Description



## Smart, secure buying in Figtree!

**"Compact, contemporary and located in a quiet street that's close to Wollongong and major transport links, this low-maintenance 2 bedroom unit is a smart buy"**

- • 2 bedroom, 1 bathroom Figtree unit
- • Quiet suburban street
- • Off street parking space
- • Updated kitchen and bathroom
- • Timber flooring in lounge and bedrooms
- • Plenty of natural light
- • Close to local shops, hospital and transport

For anyone looking to climb the property ladder, Figtree is the ideal suburb - filled with quality suburban streets, impressive infrastructure, shopping and schools, plus a location that puts Wollongong's hospitals, CBD, University and more right on your doorstep. Smart buying.

And here at Zelang Avenue, you'll see just how smart - with an affordable address that's part of a secure block of

four in a leafy street. So park in your included car space, and let's take a quick look around.

Step inside and the simple floor plan offers a choice. Turn left and enter the light, timber-floored air-conditioned lounge, with a kitchen and generous meals area beyond. This updated kitchen offers ample storage and bench space.

Your other option is to walk ahead to discover two bedrooms - both with timber floors, built in robes and plenty of natural light. Meanwhile, the updated bathroom features shower over bath, and a separate laundry completes the blueprint.

With an attractive price tag, popular location and nothing to do but move in or rent out, this address is indeed a smart buy. But you'll want to act quick, so contact Dimosons' World Class Robert Dimovski Team on 4258 0088 to find out more about making this your place.

## Inclusions



### External

- 
- Brick construction
- Block of 4

### Car Accommodation

- 
- Single off-street car space

### Entry

- 
- Parquetry flooring

## Lounge/Dining

- 
- • Parquetry flooring
- • Open plan lounge/dining
- • Air conditioning
- • Security screens on windows
- Venetian blinds

## Kitchen

- 
- • Tiled flooring
- • Laminate benchtop
- • Tiled splash back
- • Double sink
- • Electric cook top
- • Oven
- • Lots of cupboard space
- Venetian blinds

## Master Bed

- 
- • Timber flooring
- • Mirrored built-in-wardrobe
- • Venetian blinds
- Security screens on windows

## Bedroom 2

- 
- • Timber flooring
- • Venetian blinds
- • Built-in-wardrobe
- Security screens on windows

## Bathroom

- 
- • Tiled flooring
- • Floor to ceiling tiles
- • Cabinet with sink and storage
- • Shower over bath
- • Mirrored wall cabinet
- Toilet

## Additional

- 
- • Internal laundry
- • Close to transport, shopping and restaurants
- Plenty of natural light

## Outgoings

### Council Rates:

#### **Wollongong City Council**

\$350.21 per quarter

### Water Rates:

#### **Sydney Water**

\$171.96 per quarter

### Strata Rates:

#### **Chris Darby Strata**

\$590.00 per quarter

Floor Plan 1



Robert Dimovski Team 4258 0088 [sales@dimosons.com.au](mailto:sales@dimosons.com.au) [dimosons.com.au](http://dimosons.com.au)

## About Figtree



**Figtree** is the inner west suburb of Wollongong and is a suburb growing in popularity, some of the reasons for this growth from residents are:

- 
- • Close to Wollongong City; botanic Gardens, Nan Tien Temple, Wollongong Head Lighthouse
- • Short drive away from local beaches
- • Increase in the number of quality local businesses
- • Easy access onto the Princes Hwy

### Schools

- 
- • [Figtree Heights Public School - Lewis Dr](#)
- • [Figtree Public School - Gibson Rd](#)
- • [Figtree High School - Gibson Rd](#)
- • [Nareena Hills Public School - Jacaranda Ave](#)
- • [Kids Aquatic Survival School - Risley Rd](#)

### Café, Restaurants

- 
- • Pie Face - Princess Hwy
- • Canuck Rack Shack - Princes Hwy
- • Chicko's Chickens and Quality Foods Figtree - Princes Hwy
- • Beanzaround Coffee Shop - Rislely Rd
- • Figtree Gourmet Kitchen - Bellevue Rd
- McDonald's - Bellevue Rd

## Shopping

- 
- • Figtree Grove Shopping Centre - The Avenue
- Saads's Service Store - Walang Ave

## Transport

- 
- Transportation all along Gibsons St, O'Briens Rd, Bellevue Rd & Princes Hwy.

## Other

- 
- [Figtree Private Hospital - Gibsons Rd](#)

## Relevant Documents



### Links

[Download Draft Contract](https://dimosons.com.au/property/properties-for-sale/unit-for-sale-2-1-zelang-avenue-figtree-nsw-2525/)

<https://dimosons.com.au/property/properties-for-sale/unit-for-sale-2-1-zelang-avenue-figtree-nsw-2525/>

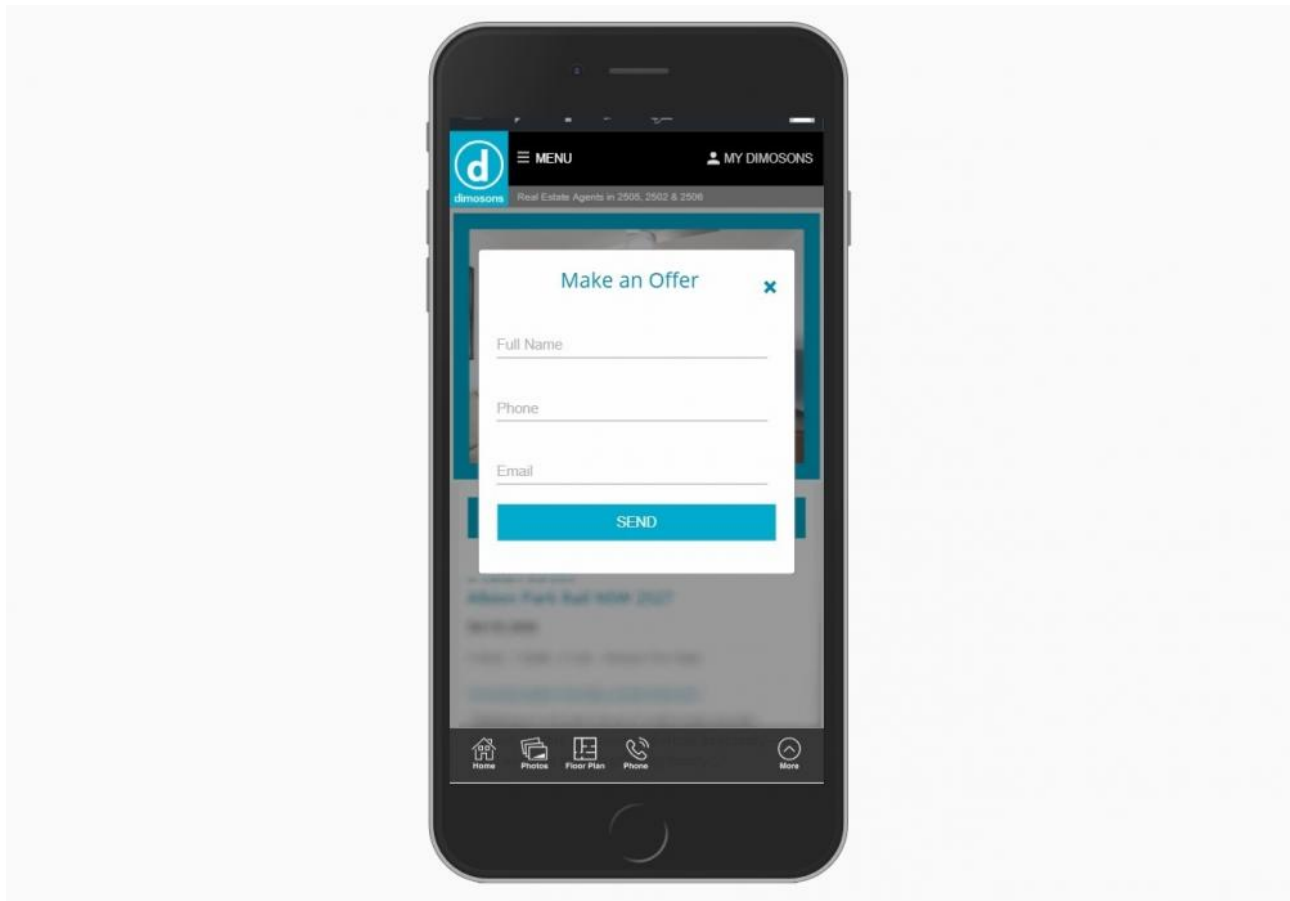
[Download Rental Appraisal Letter](https://dimosons.com.au/property/properties-for-sale/unit-for-sale-2-1-zelang-avenue-figtree-nsw-2525/)

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## Make An Offer



**To make a formal offer on this property, please follow the link below and complete the Make An Offer form. We will give you a call to discuss your offer further.**

Please note that this written Notice of Offer does not bind either party to an agreement, the buyer may change their mind at any stage up to exchange of contracts with no penalty. Should there be multiple offers of the same figure terms and conditions will be investigated or a second round of offers will be announced.

### Links

[Make An Offer](#)

<https://dimosons.com.au/property/properties-for-sale/unit-for-sale-2-1-zelang-avenue-figtree-nsw-2525/>

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Our experience, track record & strength of brand puts you in the perfect position to achieve the best possible price for your property.

Visit [dimosons.com.au](https://dimosons.com.au) to find out how and to receive an instant property valuation on your home or investment property today.

### Links

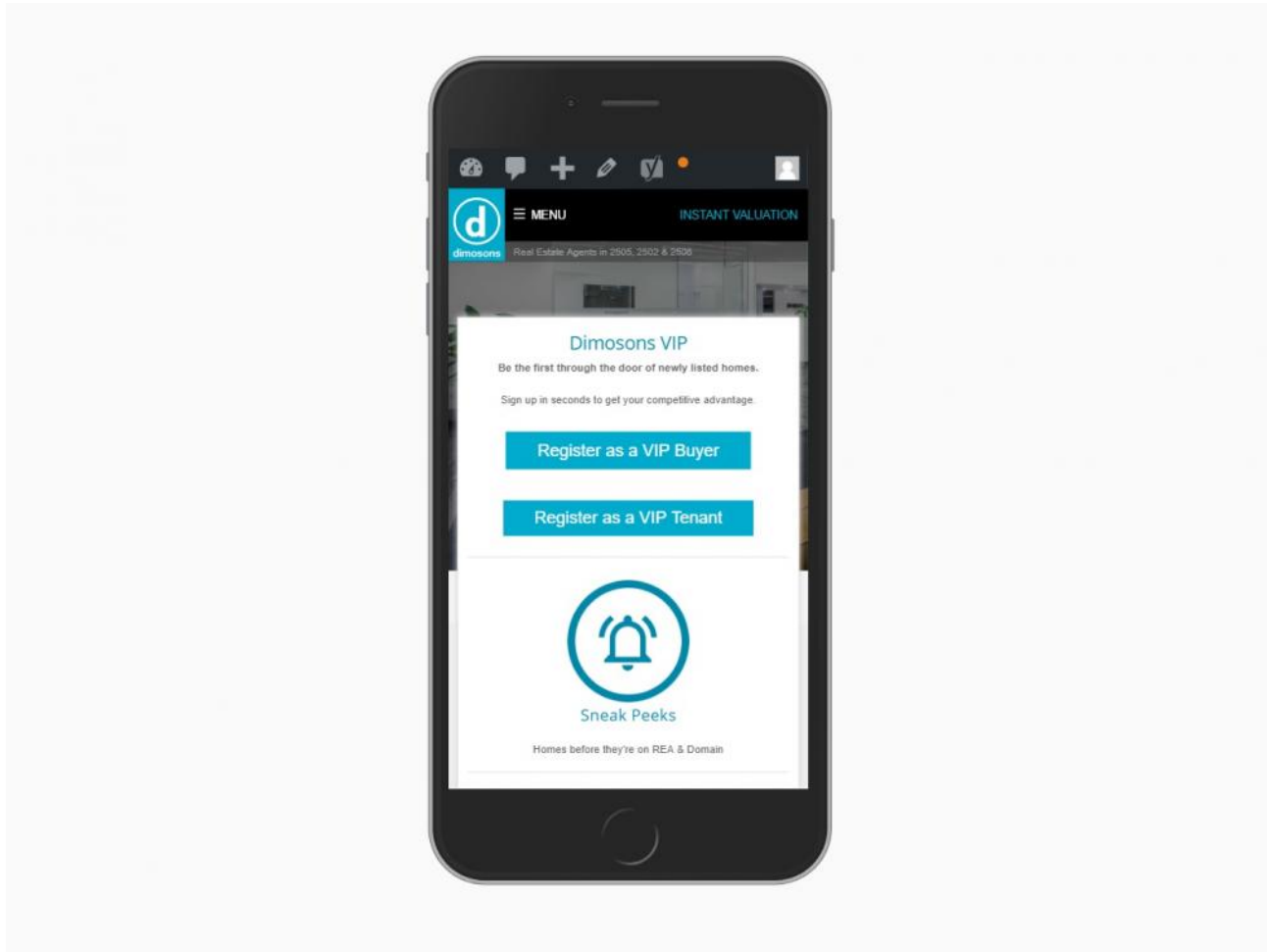
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[Book An Appraisal](#)

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## Register as a VIP Buyer



### Links

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## Help For Buyers

### Links

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## Contact The Robert Dimovski Team



### The Robert Dimovski Team

**Dimosons Real Estate**

Phone: 0418 868 978

Email: [sales@dimosons.com.au](mailto:sales@dimosons.com.au)

Web: <https://dimosons.com.au>

### Links

[Contact The Robert Dimovski Team](https://dimosons.com.au/people/robert-dimovski-team/)

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