



9/38-40 Duke Street Woonona, NSW



## Low Maintenance Living with Leafy Outlook

Retire in style or enter the market with this single level three bedroom villa.

### LOCATION:

Perfectly positioned in a quiet and leafy pocket of Woonona, this immaculate villa is just moments away from the fabulous amenities that Woonona has to offer. With great access to the Princes Highway - quality schools, transport, shops, golf club, parks and the spectacular Woonona beach are just a quick drive away.

### PROPERTY:

Upon entering the villa you'll instantly notice the light and airy feel throughout this well presented home.

The three generously sized bedrooms feature built-in wardrobes and are serviced by a family bathroom with a separ

**Price:** \$738,000  
**Council Rates:** \$383.00 p/q  
**Water Rates:** \$270.00 p/q  
**Strata Rates:** \$550.00 p/q

**Adam McMahon**

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Please note these measurements are approximate only. The plans is intended as a rough guide for illustrative purpose. It is not warranted or guaranteed to be correct nor it is part of the sale or rental contract