



9/38-40 Duke Street Woonona, NSW



## Spacious & Private Villa

With an abundance of natural light and offering a lifestyle of excellence, this spacious villa is the ideal low maintenance home. Offering a generous layout with open plan living and dining flowing effortlessly to the outdoor courtyard and yard area. Placed within a short walk to the conveniences of Woonona CBD, parklands, transport & schools. Features include:-

- Three bedrooms all with built-in-wardrobes
- Open plan living and dining area
- Lovely bright & airy kitchen overlooking courtyard
- Large main bathroom plus additional toilet
- New flooring & freshly painted
- Internal Laundry
- Reverse cycle air-conditioning
- Sunny private north facing courtyard

**Price:** \$525,000  
**Council Rates:** \$352.00 p/q  
**Water Rates:** \$177.00 p/q  
**Strata Rates:** \$485.00 p/q

**Adam McMahon**



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