



84 Rixons Pass Road Woonona, NSW



## Panoramic Northern Coastal Views

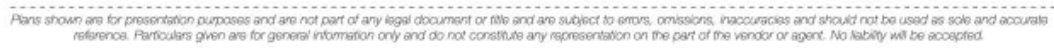
Situated in a highly sought after and picturesque cul-de-sac location, this sensational home provides comfort throughout and is further enhanced by absolutely stunning ocean and escarpment views looking north along the coast towards the Royal National Park. Split across two levels, the home has key elements already in place for separate living accommodation, including complete kitchen and bathroom downstairs. Overall features of the property include:

- Open plan living/dining area with high ceilings and an abundance of natural light.
- A dreamy covered entertaining deck (6m x 5m approx.), elevated and positioned to absorb the superlative northern coastal views.
- 3 bedrooms on the upper level, plus family bathroom with separate toilet.
- An excess of practical storage throughout the home, including workshop and wine cellar on the lower ground floor.
- Attractive polished timber flooring throughout.
- Additional rumpus room downstairs.
- Established landscaping and low maintenance gardens in the front and rear yards.

Idyllically located in a highly sought after cul-de-sac position, only minutes to a variety of schools, shops, be

**Price:** \$820,000  
**Council Rates:** \$450.00 p/q  
**Water Rates:** \$280.00 p/q

**Adam McMahon**



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