

3/6 Mitchell Road Woonona, NSW



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## Ship-Shape Villa

Set at the rear of a small and well maintained complex of 3, this neat and tidy 2 bedroom villa is an ideal investment or entry level property. Both of the bedrooms and lounge room are well proportioned and the floorplan is practical, allowing for plenty of natural light in the living space. Located in an excellent position with easy access to transport, schools, Woonona CBD and the beach. Having been well-maintained, you can either move straight in or rent out immediately. Property features include:

- 2 good sized bedrooms, both with built in wardrobes.
- Updated kitchen with appliances in excellent condition.
- North facing living room.
- Separate internal laundry.
- Single covered car parking space.

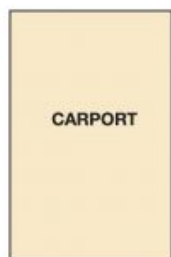
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**Price:** \$425,000  
**Council Rates:** \$1,453.00/year (approx)  
**Water Rates:** \$168.00 p/q  
**Strata Rates:** \$350.00 p/q

**Matt Dignam**

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