



3/44 Campbell Street Woonona, NSW

 3  2  1

## Walk to Everything

Nestled in a leafy complex in the heart of Woonona, this immaculate 3 bedroom, 2 bathroom townhouse is walking distance to absolutely everything! Boasting a modern kitchen, escarpment views from the balconies and a generous outdoor entertaining area complete with private courtyard, there is so much on offer in this solid, low maintenance townhouse.

Here lies a brilliant opportunity for an investor seeking a solid return on investment, or an excellent starter for those wishing to break into this popular beach side suburb. One thing is for sure ? with this enviable location you can leave the car at home!

### Property Features:

- The spacious master bedroom offers a private ensuite, balcony access with views to the escarpment and a built-in wardrobe.
- 2 additional bedrooms also offer balcony access and views.
- Spacious family size bathroom, with separate bath and shower.
- For those who love to entertain, you are well catered for with a covered patio overlooking the private and full

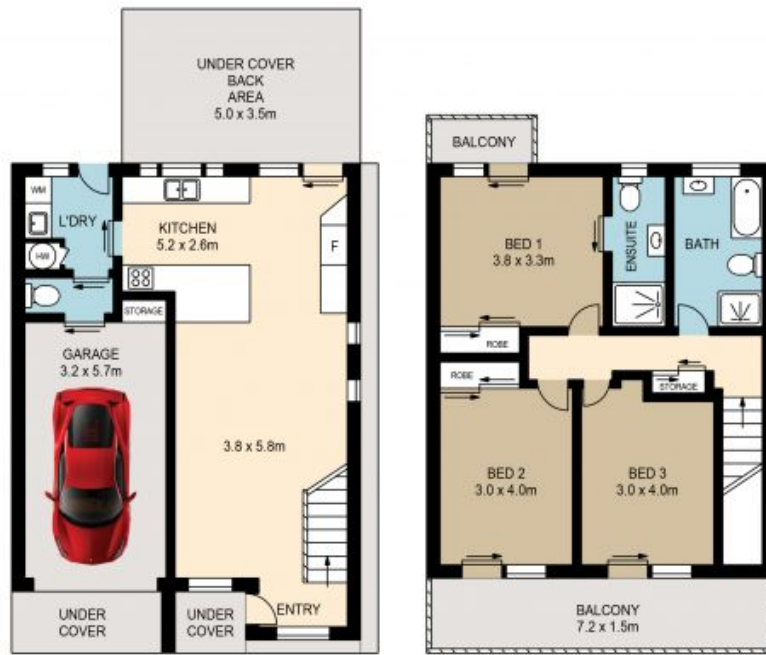
**Price:** \$662,000  
**Council Rates:** \$387.00 p/q  
**Water Rates:** \$212.00 p/q  
**Strata Rates:** \$648.00 p/q

**Adam McMahon**

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3/44 CAMPBELL STREET, WOONONA



GROUND LEVEL

LEVEL ONE



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Please note these measurements are approximate only. The plans are 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.