



10/38-40 Duke Street Woonona, NSW



## SUNNY 3 BEDROOM VILLA IN PEACEFUL WOONONA POCKET

The carefree coastal lifestyle you've always wanted is waiting for you! Tucked away in a leafy Woonona pocket, this low-set villa makes an idyllic first home, downsizer or investment property, just minutes to town and spectacular beaches.

**Price:** Contact Agent  
**Council Rates:** \$241.00 p/q  
**Water Rates:** \$60.00 p/q  
**Strata Rates:** \$525.00 p/q

### Location

Bus links service the area and the train station is also within a quick drive. The highway is easily accessible taking you into Sydney in approximately 90 minutes or Wollongong CBD in 20 minutes.

### Property

**Adam McMahon**

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02 4267 5377



10/38-40 DUKE ST, WOONONA  
 Internal Space 124m<sup>2</sup>



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AR2