



6/434-438 Princes Highway Woonona, NSW



## ULTRA-CONVENIENT COASTAL ABODE IN DOWNTOWN WOONONA

Impeccably presented and mere footsteps to town, this brick townhouse offers exceptional value for money ? perfect for first home buyers and investors alike seeking an affordable property in a prime coastal location!

### Location

You can leave the car at home living in this ultra-convenient abode, located just one block away from Woonona town centre. Here, you'll find a thriving hub brimming with cafes, restaurants, retail outlets, services, supermarkets and more.

A casual stroll or a quick drive will take you to the pristine sands of sensational Woonona Beach, home to Woonona Surf Lifesaving Club, rock pool and sparkling ocean waters renowned for their fabulous surfing conditions.

For those who require a commute, there is a bus stop at the front of the complex whilst direct highway access will take you into Wollongong in approximately 20-minutes and Sydney C

**Price:** \$620,000  
**Council Rates:** \$431.00 p/q  
**Water Rates:** \$315.00 p/q  
**Strata Rates:** \$870.00 p/q

**Matt Dignam**

**Matt Dignam**

02 4267 5377



6/434-438 PRINCES HWY WOONONA  
Internal Space 120m<sup>2</sup>



Plans shown are for presentation purposes and are not part of any legal document or title and are subject to errors, omissions, inaccuracies and should not be used as sole and accurate reference. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. No liability will be accepted. AR2 METAB

AR2