



44 Mountain Avenue Woonona, NSW



## The perfect family home!

Located in a private pocket in Woonona Heights is this expansive family home. With a flowing and practical layout for growing families, this home also offers business potential with the well set-up pool in the backyard. The pool has been used as the area's premier swim school and can easily be set up to add extra income.

A popular location for families, Woonona is a suburb that has it all - a prized location on the Northern beaches and a community spirit that will make you feel at home as soon as you move in.

Be in the centre of Wollongong in 15 minutes or Sydney in just 90 minutes. The beach is mere moments away while kids will love being able to walk to school.

You only have to take a walk along the safe and leafy streets to see the beauty of this suburb.

**Price:** \$925,000  
**Council Rates:** \$584.57 p/q

**Matt Dignam**

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**44 MOUNTAIN AVE, WOONONA**   
Internal Space 228m<sup>2</sup>

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