



3 Grandiflora Terrace Woonona, NSW

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## Easy Level Living!

First home buyers looking to break into the Woonona market and astute investors looking for a solid brick addition to the property portfolio must inspect this ultra-convenient home, situated in the sought-after Magnolia Green Estate.

### Location

Tucked away at the end of a cul-de-sac, this low-set abode revels in a prime position, only a 10-minute walk to downtown Woonona. Here you'll find a bustling village brimming with shops, cafes, supermarkets, eateries, medical services and more.

From this location, a 5-minute drive will take you to popular beaches including Bulli, Woonona and Sandon Point. Only a 90-minute drive to Sydney and a 20-minute drive to Wollongong, the property is a fantastic base for those who require a commute to work. ...

### Property...

A charming traditional facade welcomes you to the home, where a sunny front porch greets you on arrival. Stepping inside, the thoughtfully considered layout occupies a single level and boasts a central k

**Price:** \$785,000  
**Council Rates:** \$506.37 p/q  
**Strata Rates:** \$120.00 p/q

**Matt Dignam**

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**3 GRANDIFLORA TERRACE, WOONONA**  
Internal Space 150m<sup>2</sup>



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