



10 Ocean Avenue Woonona, NSW

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## The beach at the end of the street!

Just 220m from Woonona Beach, this quintessential East Woonona beach shack offers the very best of coastal living in a location to knock your socks off.

With three-bedrooms, a large back yard, and two outdoor entertaining areas this home is comfortable and move in ready. This block also offers the exciting possibility of future subdivision for dual occupancy (STCA).

### Location

Located on one of East Woonona's most coveted streets, you'll have the crystal-clear waters of Woonona beach just moments from your front door, and every convenience you'll need for an enviable laid-back coastal lifestyle within easy-reach.

Woonona's stunning beach is just a three-minute walk from your front door ? grab a coffee from the North Break Caf? on your way and enjoy it with your toes in the sand. Head down for some early morning laps at the spectacular Woonona Rock Pool, just an eight-minute walk from home, or jump on

**Price:** \$2,200,000

**Council Rates:** \$709.42 p/q

**Adam McMahon**

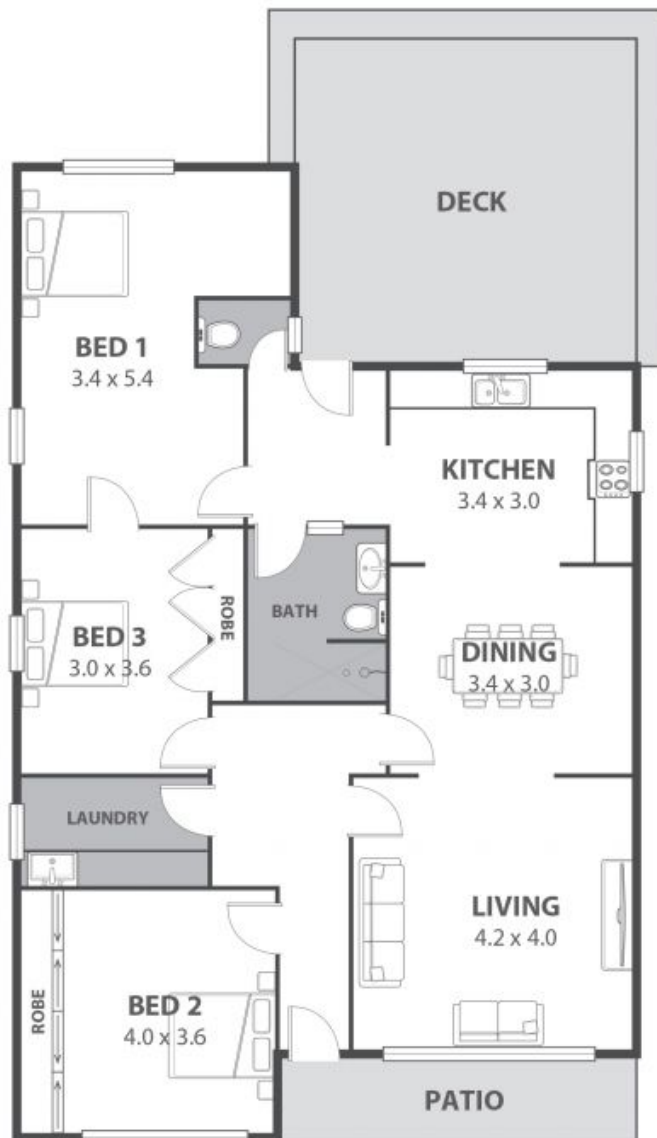
**Adam McMahon**

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**UNDER  
COVER  
PATIO**  
2.8 x 4.2

**STORAGE**  
3.2 x 2.0

**GARAGE**  
3.2 x 5.2



**10 Ocean Avenue, Woonona**

Internal Space 140m<sup>2</sup>



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