



31 Watergum Way Woonona, NSW



## Peaceful family living

Sprawled across a single-level and set on 467sqm (approx.), this roomy three-bedroom home offers space and comfort, with an easy-living floorplan perfect for family life. Set on a corner block on a quiet street, close to shops, schools and the beach, this home is a move-right-in prospect, with absolutely nothing to do.

### Location

Located on a quiet, family-friendly street and surrounded by other well-kept modern homes, you'll have everything you need for the ideal coastal family lifestyle within easy reach when you make this house yours.

Families will love this tranquil location. You'll have the little kids at Woonona Public School in just two minutes, or take the easy 950m (approx.) ride or scoot there for a bit of morning exercise. For the bigger kids, Woonona High School is also close by - just a three-minute (approx.) drive from home.

Spend sunny weekend days at the beach, with Woonona Beach and Bulli Beach both just five minutes (approx.) from home. Keen swimmers will love this home's close proximity to two of the region's most beautiful rock pools. Woonona Rock Pool is just a six-minute (approx.) trip from home, or pop up to the iconic Bulli Rock Pool in just seven minutes and treat yourself to a coffee after

**Price:** \$1,460,000  
**Council Rates:** \$528.70 p/q  
**Water Rates:** \$250.00 p/q

**Ethan Hennessy**

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Internal Space 162m<sup>2</sup>



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