



3 Ironbark Avenue Woonona, NSW



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## Easy family living with room for everyone!

Set on 439sqm with an easy-living single-level floorplan, this well-positioned four-bedroom home is ideal for family life. With a focus on space and comfort, and situated within easy reach of beaches, shops, schools and public transport, this home is a move-right-in prospect that will appeal to families and astute investors alike.

### Location

Positioned on a quiet, family-friendly street, this home's fabulous location puts you within easy reach of everything you'll need for an ideal coastal family lifestyle.

Drive the kids to school at Woonona Public School in just two minutes, or take the easy ten-minute walk (approx.) for a bit of morning exercise. Woonona High School is also close by - just a three-minute (approx.) drive from home.

The whole family will love spending sunny weekend days at the beach, with the stunning beaches of both Woonona and Bulli both only five minutes (approx.) from home. Keen swimmers will appreciate the close proximity to two of the region's most iconic rock pools. Woonona Rock Pool is just a six-minute (approx.) trip from home, or head over to the famous Bulli Rock Pool in just seven minutes (approx.) and stop off at the Bulli Beach Caf? for a coffee afterwards. Golfers

**Price:** \$1,325,000  
**Council Rates:** \$510.75 p/q  
**Water Rates:** \$250.00 p/q

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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries. Some images may contain digital furniture.