

# 12 Nungan Close, Woy Woy, NSW 2256



## Sold House

Tuesday, 2 April 2024

12 Nungan Close, Woy Woy, NSW 2256

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 643 m<sup>2</sup>

Type: House



Brian Roy

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**\$1,240,000**

With an astute appreciation for ingenuity and creativity, this distinctive three-bedroom brick and tile home emanates allure and character, presenting a harmonious fusion of indoor and outdoor living spaces tailored for family comfort and entertaining. Occupying a generous 643 square-meter corner block nestled in a serene cul-de-sac, the property has been thoughtfully utilized, boasting meticulously manicured lawns and gardens adorned with mature plants and trees, complemented by a detached double garage with remote control access, a convenient carport, and gated off-street parking suitable for a caravan or boat. Entertain the family year-round with the resort-style solar-heated saltwater inground pool featuring a spa and sheltering shade sail. Conveniently located within walking distance to St John the Baptist Primary School, and moments away from the Everglades Country Club offering golf and lawn bowling greens, as well as close proximity to local beaches, shopping precincts, and Woy Woy Rail Station. Additional highlights encompass:

- Three bedrooms complete with built-in robes.
- A modern kitchen equipped with stainless steel appliances, gas oven, and cooktop.
- A single bathroom with a separate toilet.
- A dedicated home office or study area.
- Internal laundry facilities.
- Ducted air conditioning, ceiling fans, and skylights for added comfort.
- Solar roof panels for energy efficiency.
- Tiled flooring with underfloor heating in the kitchen and dining areas.
- Quality timber flooring throughout the living spaces and bedrooms.
- Water tanks and bore water spear pumps for enhanced water efficiency.
- Various storage solutions including loft space accessible via ladder.

Exemplifying meticulous upkeep and attention to detail, this property truly encapsulates the epitome of contemporary living. For further details or to arrange a viewing, please contact Brian on 0412 230 500. Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations!