

# 15 Kathleen Crescent, Woonona, NSW 2517

## Sold House

Friday, 26 January 2024

15 Kathleen Crescent, Woonona, NSW 2517

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 575 m2

Type: House



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**\$1,175,000**

Families seeking easy living with room to grow will be delighted by this four-bedroom, two-bathroom home situated in a family-friendly pocket of Woonona. Multiple living areas are complemented by spacious outdoor entertaining and a large garden perfect for family life, while enviable proximity to Hollymount Park and every convenience adds superb lifestyle appeal. Location Perfectly positioned for family living, this instantly appealing home places every convenience within easy reach and the beach only moments away. The entrance to Hollymount Park is a two-minute walk from home (approx.) promising instant access to its wide open spaces and much-loved playground. Keen golfers will love living just 1.3km (approx.) from the magnificent Russell Vale Golf Club, while the four-minute drive (approx.) to the stunning beaches of Woonona and Bulli promises a dream coastal lifestyle. Stroll to the Woonona Bowls Club for a bistro meal or game of bowls with friends and enjoy easy access to great shopping and dining, with Woonona Village and Corrimal's vibrant CBD both only four minutes from home (approx.). Families will appreciate the short walk to Russell Vale Public School and the four-minute drive (approx.) to Woonona High School, while city workers can look forward to an easy commute. Drive to Wollongong in 12 minutes (approx.) or to Sydney in 75 minutes (approx.) or walk to Woonona Station for easy rail transfers. Property Offering ready-made family living in a sought-after pocket of Woonona, this beautifully presented home is perfect for growing families seeking space and instant comfort. Light-filled interiors adorned with chic coastal styling offer easy living over two spacious levels, while outside enviably large front and back gardens promise a fabulous outdoor lifestyle the whole family will love. Multiple living spaces ensure plenty of flexibility, with a large living/dining room adjoining the sleek contemporary kitchen, a generous study, and a large upstairs rumpus room with breathtaking mountain views. Four bedrooms ensure everyone will have a space to call their own, with the large master with walk-in robe privately positioned on the upper level and three kids' rooms on the lower level, two with built-in robes. The downstairs family bathroom boasts a walk-in rainfall shower and a luxe bathtub and is perfectly complemented by a second bathroom on the upper level for ultimate family convenience. Outside a huge covered patio invites you to dine and entertain alfresco while the kids play in the large back garden. Other highlights include ducted heating and cooling and a secure garage with storage space. Lifestyle Easy living awaits at 15 Kathleen Crescent! With plenty of room for growing families and nothing to do but move in and enjoy, this is an undeniably attractive prospect for serious home buyers seeking a relaxed coastal lifestyle. Don't miss your chance to inspect. Call today to arrange a viewing.