

169 Campbell Street, Woonona, NSW 2517

House For Sale

Friday, 14 June 2024

169 Campbell Street, Woonona, NSW 2517

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 753 m²

Type: House



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Price Guide \$1,090,000 - \$1,190,000

Situated a stone's throw from Woonona Village, this property presents an incredible opportunity for renovators and developers alike. Offering a huge parcel of land and a move-in-ready home, you can let your imagination run wild and build a dream future in one of Woonona's most coveted locations. LOCATION This fabulous Woonona Village location offers superb convenience, easy beach access, and enviable proximity to the city! Woonona Village awaits less than 100m (approx.) from the front door, promising instant access to its cafes, eateries, shops, and services. Bulli Village is also within walking distance of home, while just 12 minutes away (approx.) Wollongong's vibrant CBD offers big-city conveniences. The stunning beaches of Woonona and Bulli both await just three minutes away (approx.) offering an effortless coastal lifestyle, while keen golfers will love the moments-from-home proximity to the beautiful Russell Vale Golf Club. Families will appreciate the easy walk to both Woonona Public School and Woonona High School, while nearby freeway access ensures a stress-free 68-minute (approx.) commute to Sydney. Alternatively, enjoy the convenience of regular city-bound trains from nearby Woonona Station. PROPERTY Set on a huge allotment in a prime inner-village location, this home presents exciting potential for development (STCA) or renovation and extension (STCA). The existing home offers three bedrooms, including two with built-in robes, complemented by a bright, fully-tiled bathroom. Multiple living areas offer flexibility and plenty of room to move, with a north-facing sunroom, a spacious living room, and an oversized home office joined by a well-appointed open-plan kitchen/dining room. The walk-in laundry includes a second shower, while the long driveway offers plenty of off-street parking. Outside a huge back garden awaits, showcasing an in-ground swimming pool surrounded by expanses of lush lawn dotted with established trees. The house is very comfortable and move-in ready, with scope for further updates and plenty of room to extend into the deep block (STCA). Subdividing to construct a second dwelling (STCA) is another attractive option, while developers will see potential for a demolition (STCA) to make way for a lucrative multi-dwelling development (STCA) to capitalise on the high-appeal lifestyle location. LIFESTYLE Offering unlimited potential in a superb Woonona Village location, this property presents exciting opportunities for the future and a coastal lifestyle to covet. Come and see the potential for yourself. Call today to arrange an inspection.