

20/81-91 Denman Avenue, Woollooware, NSW 2230 **RayWhite**

Sold Villa

Tuesday, 5 September 2023

20/81-91 Denman Avenue, Woollooware, NSW 2230

Bedrooms: 3

Bathrooms: 2

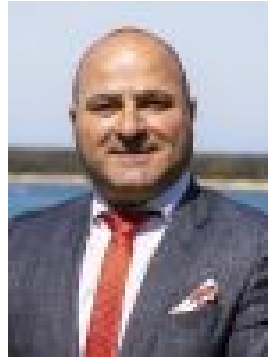
Parkings: 2

Area: 7218 m2

Type: Villa



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Contact agent

The perfect home for the downsizer, young family and empty nesters, this gorgeous single level freestanding three-bedroom brick residence offers an array of dual indoor and outdoor living space, plus a lovely light-filled interior with stylish classical accents throughout. Situated in a sought after and convenient location, providing easy access to bus routes, railway, café society, prominent schools and a stone's throw away from Cronulla Beaches and Westfield Miranda. Located adjacent to Woolooware Golf Course, this home provides the perfect lifestyle opportunity. Myriad features include:

- Generous formal lounge and dining overlook private gardens and courtyard
- Casual living areas with direct access to two separate private outdoor spaces
- The original kitchen provides ample storage space with scope to further enhance its value
- Three spacious bedrooms feature built-in robes and the master bedroom boasting impeccable ensuite
- Wrap around serene gardens and courtyards, paved and on opposite sides of the home, provide residents with their choice of outdoor retreats to enjoy a gathering with friends and family, while the landscaped low maintenance front yard offers a welcoming entrance to the property
- Further highlights include double side-by-side garage with internal access
- A neutral design aesthetic, allowing new owners to easily add their own unique décor and sense of style to the home

Set in a convenient walk to everywhere location and nestled in a popular locale within a short walk to Rail and bus transport, a short walk to Woolooware cafe society and Cronulla Beaches - your new lifestyle awaits.

Strata Levies: approximately \$1,099 per quarter
Council Rates: approximately \$361 per quarter
Water Rates: approximately \$260 per quarter

View: [Contact agent for Inspection](#)