

**46 Woodlawn Avenue, Mangerton, NSW 2500**

THE AGENCY

**House For Sale**

Thursday, 1 February 2024

46 Woodlawn Avenue, Mangerton, NSW 2500

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 765 m2**

**Type: House**



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## Contact Agent

Welcome to a sanctuary of contemporary living in this architecturally designed home, where style and sophistication merge effortlessly with everyday comfort. Nestled in the sought-after suburb of Mangerton, this stunning residence at 46 Woodlawn Ave invites you to experience the epitome of modern living. Situated in a peaceful yet convenient locale, it offers the perfect blend of tranquillity and accessibility. Enjoy the lush surroundings while being just moments away from schools, parks, shopping, and the vibrant heartbeat of Wollongong CBD. The state-of-the-art kitchen, a haven for culinary enthusiasts, features high-end appliances, sleek countertops, and ample storage space. Immerse yourself in the serenity of your own private pool side retreat – a beautifully landscaped area, perfect for refreshing swims, sun-soaked relaxation, and unforgettable poolside moments. Nestled in the peaceful and much sort after leafy neighbourhood. Contemporary design throughout with clean lines and seamless flow. Tranquil outdoor leafy alfresco entertaining area, overlooking pool. Gas heated pool with automatic in-floor cleaning. Light-filled open plan style living. Practical modern kitchen with gas appliance. 4 generous bedrooms with built-in wardrobes. Open plan living/dining/kitchen area opens onto leafy alfresco oasis. Spacious study, perfect for work from home. Thoughtfully designed bathroom with full size tub, and his and hers basins. Secure lock up garage with adjoining pool utilities room and storage. Short stroll to The Illawarra Grammar School, St Therese Catholic School & Gorrell Park/Playground. 2.5 kms to vibrant Wollongong CBD shopping, dining, & entertainment.