

# 8 Nungan Close, Woy Woy, NSW 2256



## Sold House

Friday, 29 September 2023

8 Nungan Close, Woy Woy, NSW 2256

Bedrooms: 3

Bathrooms: 2

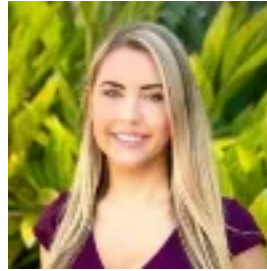
Parkings: 2

Area: 624 m2

Type: House



John Ienna  
0243427011



Amy Sherrin  
0243427011

**\$1,100,000**

Welcome to 8 Nungan Close, Woy Woy! This delightful, immaculately presented 3-bedroom, 2-bathroom house is the perfect place to call home, offering a warm and welcoming ambience throughout. Situated on a large 624m<sup>2</sup> (approx) cul-de-sac block, the property is approximately 5 minutes' drive to Woy Woy railway and pristine beaches. Public transport is also close by, as is St John The Baptist Catholic School and Brisbane Water Secondary School which are all within very close walking proximity, making this an ideal family-friendly location. With so many highlights to mention, inspection is a must. Some of the many distinguishing features include;

- Enter via secure gates to an alluring, sun drenched, private courtyard with wrap-around veranda- this is the ideal place to sit back and soak up the warm winter sunshine
- Adjoining the courtyard is a huge double garage that will easily accommodate two large cars plus plenty of additional storage/work-shop space - they really don't build garages like this any more !
- Step inside and you'll be greeted by a functional and well-appointed living space featuring a separate, cozy lounge with an adjoining sitting room (or alternatively a 4th bedroom), plus a tiled, open plan dining and kitchen leading to an adjoining rear sunroom
- The central kitchen offers abundant bench and cupboard space and has been updated with modern appliances throughout, including dishwasher
- 3 x double bedrooms feature built-in robes
- The bedrooms are well separated from the living area by a central hallway and are well serviced by a convenient 3-way bathroom plus generous linen closet
- A functional, large internal laundry to the rear adjoins the back garden
- A second bathroom to the rear of the home compliments the main bathroom - ideal for growing families
- Beautifully manicured rear garden offers supreme privacy - courtesy of the rear Council Park and a general absence of neighbours
- Split system a/c and ceiling fans throughout most of the home for year-round comfort
- The versatile floor plan could easily be adapted to accommodate a fourth bedroom if desired (off main lounge room)

Don't miss out on the opportunity to own this beautiful property. Contact us today to arrange a viewing and make this house your dream home.