

16 Dunalban Avenue, Woy Woy, NSW, 2256



House For Sale

Monday, 12 August 2024

16 Dunalban Avenue, Woy Woy, NSW, 2256

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House

Fresh, Functional, and Perfect for Young Families.

This fantastic three-bedroom cottage resting on a level 446sqm parcel of land with rear lane access is the perfect first home with the potential to extend or add a second dwelling (STCA) for a passive income stream.

Promising a carefree liveability, the bright single level layout is comfortable to live in and easy to maintain. Complemented by an inground saltwater swimming pool, outdoor entertaining area and fully fenced front and rear yards, it offers plenty of space for the whole family including the pets. A 1.5 car garage with rear lane access and plenty of off-street parking out the front, provides ample parking options for the cars, boat and/or caravan.

Ideally located in a quiet and friendly neighbourhood with no through traffic, the kids can walk to school or catch the bus from the end of the street to go further afield. Everglades Country Club (golf and bowls), Rogers Park sporting oval, and Peninsula Community Centre are just around the corner, with the beach, shops, and rail station just a 5-minute drive. All this makes it a popular setting for young families looking to relax into the carefree Peninsula lifestyle.

- ☑Bright open plan layout with floorboards and split system air conditioning
- ☑Contemporary kitchen with stone benches, gas cooktop, extra wide oven, integrated dishwasher, and large six-seater eat-at benchtop
- ☑Versatile sunroom and second living space with air conditioning and built-in storage
- ☑Covered outdoor entertaining area and inground saltwater swimming pool
- ☑Spacious master bedroom with built-in robe and ceiling fan
- ☑Two additional bedrooms, one with built-in robe and air conditioning
- ☑Main bathroom with 500L soaking tub and separate laundry with second toilet
- ☑Solar hot water system and 4.2kW solar panels
- ☑'Secret garden' around the side perfect for growing herbs and vegetables
- ☑Fenced front and rear yards with spear pump, gated parking out the front, and lockup garage at the rear
- ☑446sqm block with rear lane access, great for a studio or granny flat addition (STCA)
- ☑Family-friendly location central to schools, transport, shops, and recreational facilities

Offering exceptional value, you will be hard pressed to find a better opportunity in this central location. Don't delay, get in touch with Kieran Walpole on 0416 392 099 to arrange an inspection today.