

76 Woolana Avenue, Budgewoi, NSW, 2262

House For Sale

Thursday, 29 August 2024

76 Woolana Avenue, Budgewoi, NSW, 2262

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House

Rare Opportunity in Sought After Location

Embrace coastal lifestyle in this ideally positioned 3-bedroom brick and tile residence, brimming with options and potential. Nestled on a flat 528sqm block, you'll find this spacious entertainers delight, perfectly suited to the young family, downsizer, first home buyer or savvy investor alike.

Inside you'll find stunning wooden floorboards throughout, as this bright and airy home flows effortlessly through multiple living spaces to a generously proportioned kitchen, looking out to a large, covered entertaining area, ready to host this year's Christmas. With a stunningly renovated main bathroom and internal laundry, this property is turnkey ready for you to walk in, drop your bags and live your best life.

Access to the M1 freeway is mere turns away and with world class beaches, gorgeous lake walks, schools and amenities moments from your doorstep, you won't want to miss out on this opportunity to own a great home in a desirable location. This home is a must-see, schedule a viewing today!

Features;

- * Quality 3-Bedroom brick and tile home
- * Wooden floorboards throughout
- * Good-sized main bedroom with walk-in robe and ensuite
- * Ceiling fans in the main bedroom and living space
- * Drive-through access to the rear of the property
- * Air conditioning, with downlights throughout
- * Renovated main bathroom and internal laundry
- * Huge covered entertaining space
- * Easy-to-maintain lawns, located on the elevated side of the road
- * Built-in wardrobes in both additional bedrooms
- * Short drive to pristine beaches, lakes and national parks
- * Conveniently close to schools, shops, transport and the M1 freeway

DISCLAIMER: Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries. Figures and details are subject to change without further notice.

Land Size 528 sqm

Rates Approx \$1372.93 p.a

Water Rates Approx \$1146.75 p.a

Rental Approx \$580-\$620 p.w