

**7/2 Rixons Pass Rd, Woonona, NSW, 2517**

molenaar + mcneice

**Townhouse For Sale**

Wednesday, 7 August 2024

7/2 Rixons Pass Rd, Woonona, NSW, 2517

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Matthew Stipcevic  
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## Sunset Seeker

sunny | renovated | low-maintenance

Peacefully located in a small complex and basking in the northern sun, this fully renovated townhouse offers low maintenance living in a quality Woonona location. With its fresh and stylish interiors throughout and generous floorplan, this home is likely to attract first home buyers, downsizers and investors alike. Enjoy the luxury of moving straight in with no work to be done.

what you will love

- > two bedroom townhouse showcasing fresh neutral tones and a relaxed coastal feel
- > near new kitchen with stone benches, gas cooktop and dishwasher
- > private outdoor entertaining deck enjoying lots of northern sun and escarpment views
- > light-filled main bedroom with walk in robe + built in wardrobe and private balcony
- > generous sized second bedroom with built in wardrobe
- > both bedrooms include new carpet, ceiling fans and plantation shutters
- > high quality renovated bathroom with standalone bath tub and walk in shower
- > new laundry + second bathroom including toilet and shower (works to be completed prior to settlement)
- > secure remote garage with convenient internal access
- > desirable investment hotspot in a prime Woonona location
- > close to schools, shops, cafes, beaches and only 15 minutes to Wollongong
- > council = \$1,484 pa, water = \$688 pa, strata = \$900 pq

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