



52 Waterside Drive Woongarah, NSW



### Exclusive Dual-Income Opportunity: Elegant 5-Bed Home with Separate Granny Flat

Discover unparalleled elegance in this sophisticated 5-bedroom residence, prominently positioned on a corner block in the prestigious Woongarah Waters. As you approach, be captivated by the meticulously manicured front yard, a prelude to the refined luxury that defines this home. Upon entering, an expansive foyer with exquisite finishes welcomes you, setting the stage for a home that seamlessly combines opulence with functionality.

...  
 Step outside to a backyard paradise, where beautifully landscaped gardens offer a tranquil escape, and a standalone one-bedroom granny flat opens up possibilities for multi-generational living, a retreat for teenagers, or guest accommodation....

...  
 - Prestigious corner block location in Woongarah Waters

**Price:** Contact Agent  
**Council Rates:** \$1,745.63/year (approx)  
**Water Rates:** \$2,228.96/year (approx)



**Tracy Gavan**

0403 041 139



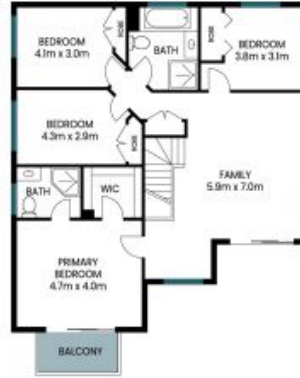
**Brodie Gavan**

0481 333 544

# 52 Waterside Drive Woongarah



Ground Floor



First Floor



Site Plan

Internal Area: 282 sqm  
 External Area: 62 sqm  
 Garage Area: 30 sqm  
 Total Area: 374 sqm

PLEASE NOTE: These Floor and Site Plans have been generated for marketing purposes and are to be used as a guide only. While all care is taken, no guarantee can be given in respect of accuracy, sizes and dimensions are approximate, actual may vary.