



18 Woonona Avenue Wairoona, NSW 2 2 1

### Bespoke Garden Retreat

Embraced by near-level fully enclosed lawn with a perfect northeast aspect, this exclusive over 55s garden apartment will have you feeling right at home. Boasting private street frontage and secure access, the superbly designed single-level residence features two separate living/dining spaces, comfortably modern contemporary finishes and easy flow to the lawn and garden. Set within an elite boutique development, its premier peaceful leafy setting is within a 650 metre stroll of Wairoona Village and rail.

- An enchanting sanctuary in a premier central quiet leafy setting
- Generous living space with a separate dining area located by the kitchen
- Glass embraced casual living/dining or study area with leafy northeast outlooks
- Glass sliding doors connect the living spaces to the lawn and gardens
- The near-level leaf-screened lawn is private, sunny, fully fenced and secure
- Granite kitchen with dishwasher and servery to the casual living/dining
- Large bedrooms with built-ins, main with ensuite opens to a private courtyard

**Inspect:** Wednesday, 18th September 2024 12:45 - 1:15  
**Auction:** 05/10/2024 10:00 am

**Price:** ESTATE SALE - Price Guide: \$1.2M  
**Council Rates:** \$404.00 p/q  
**Water Rates:** \$172.00 p/q  
**Strata Rates:** \$867.00 p/q



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The floor plan is not to scale, measurements are indicative and in meters. Exterior elements are not in position. Plan should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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