

35 Athol Street Woonona, NSW

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## Renovated haven with magical mountain views

Live like you're on holidays every day in this light-filled family home, tucked into the scenic escarpment foothills just a short walk from Woonona shopping village. Explore the detailed renovation and the opportunity of the large north facing sunny allotment for future scope (STCA), or relaxing on your tranquil poolside deck while soaking up the ocean views, all within minutes of schools and the beach.

- Solid single-storey property on 973.8sqm in a peaceful high-side street setting
- Generous four bedroom plus office design with separate lounge and dining areas
- French doors opening to the outstretched veranda and northern escarpment view
- Garden bungalow ? create a kids' playroom, breakout space or artists' studio
- Modern gas-equipped kitchen featuring stone benchtops + island
- Master bed with substantial robe and ensuite; modern family bathroom with tub
- A/C unit + gas fireplace, pool cabana, sunny child-friendly front yard, lock-up garage
- Approx. 600m to shopping precinct, 1.3km to Woonona Public School, 2km to beach

The below rates are provided as a guide:  
Council rates \$739.39pp approx.

**Inspect:** Thursday, 17th October 2024 5:30 - 6:00  
Saturday, 19th October 2024 12:00 - 12:30  
**Auction:** 24/10/2024 06:30 pm  
**Price:** Auction Guide \$1,500,000



**Aaron Dean**

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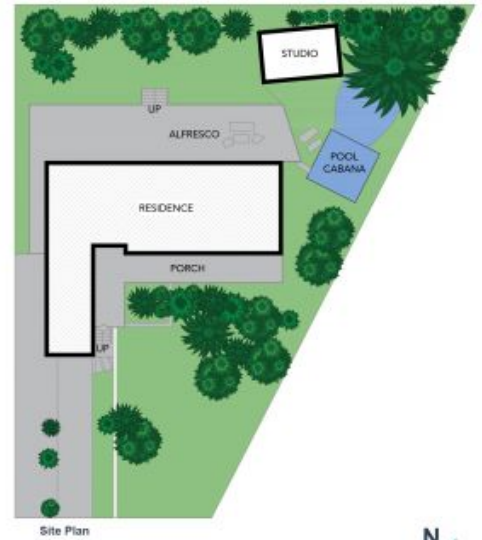


**Paul Piacentin**

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Woonona



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans 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.