

**2/39 Lawrence Street, Woonona, NSW, 2517**

molenaar + mcneice

**House For Sale**

Tuesday, 12 November 2024

2/39 Lawrence Street, Woonona, NSW, 2517

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Troy McNeice  
0402756302

## Sunrays and Space

modern | spacious | low maintenance

Discover the perfect blend of modern comfort. This stylish duplex offers three spacious bedrooms and two inviting living areas, providing ample space to unwind. Vaulted ceilings and high windows grace the upstairs, while skylights illuminate the lower level, flooding the home with natural light. The main living room seamlessly opens to a covered courtyard through generous sliding doors - ideal for year-round entertaining.

what you will love

- > airy master bedroom with ensuite, walk-in-wardrobe, and balcony access
- > two spacious bedrooms with built-in wardrobes
- > large double garage with storage space and entry to the home
- > spacious open plan living room with kitchen attached
- > additional sitting room upstairs with balcony access
- > large covered and private courtyard for entertaining
- > main bathroom has built-in bathtub and modern fittings
- > modern kitchen with all amenities
- > east-facing windows throughout the home captures the morning sun
- > ducted air conditioning through out the home
- > additional spare bathroom downstairs with laundry
- > ample storage with linen closet and under stairs cupboard
- > a quiet and highly desirable beachside location
- > stroll to Woonona or Bulli Beach, shops, cafes and parks

Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our vendors, and as such, Molenaar and McNeice makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.