

# 31 Flame Tree Circuit, Woonona, NSW, 2517

molenaar + mcneice

## House For Sale

Friday, 25 October 2024

31 Flame Tree Circuit, Woonona, NSW, 2517

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Matthew Stipcevic  
0449058561

## Tranquil Villa

modern | tranquil | downsize

Located in the popular Edgewood Estate, this single level Torrens title villa perfectly suits someone wishing to downsize without the on-going cost of strata or spacious entry level opportunity for a first home buyer. Functional in design and provides an easy care lifestyle.

- > spacious modern interiors are light and airy with neutral décor and North facing entry
- > open flowing layout extends to private paved courtyard with a pleasant aspect over reserve
- > two well sized bedrooms both fitted with built-in wardrobes, freshly laid carpet in each
- > covered pergola for indoor/outdoor entertainment, internal laundry
- > modern gleaming bathroom with neutral tones
- > single lock up garage with internal access to the home
- > fully equipped kitchen is fitted with gas cooktop and quality appliances
- > features include plantation shutters, ducted air conditioning throughout
- > Torrens title meaning there is no body corporate or strata fees
- > ready to move in immediately with nothing further to spend
- > a highly desired opportunity in a popular community estate
- > just one hour south of Sydney CBD, 15 minutes from Wollongong
- > council = \$2,334 pa, water = \$688 pa, land size = 201 sqm

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