

**482 Princes Hwy, Woonona, NSW, 2517**

molenaar + mcneice

**Sold House**

Tuesday, 12 November 2024

482 Princes Hwy, Woonona, NSW, 2517

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Danny Peterson

## Convenient Charm

potential | renovated | location

A freshly renovated character home brimming with potential. Offering owner occupiers and investors ample future scope including plans for a medical clinic, extension or explore a redevelopment opportunity with a huge near level land parcel. The home offers a new stone kitchen, modern floating flooring and flows perfectly to a generous covered alfresco. Positioned only 350m to Woonona's town centre, with Woonona beach, schools and parks within minutes drive.

what you will love

- > ample potential to extend, convert to medical or duplex opportunity (STCA)
- > 2-3 spacious bedrooms of accommodation
- > stone and gas kitchen, dishwasher and breakfast bar
- > charming brick facade with modern updates
- > sought-after high ceilings, brand new ducted air conditioning throughout
- > excellent flow to generous alfresco and family friendly yard
- > level 696m<sup>2</sup> parcel of land, 15.24 x 45.72m
- > generous side access with single detached garage
- > walking distance to Woonona Bowling Club, transport and shops
- > leased for \$650 pw until June 2024
- > under 2km to Woonona beachfront and Nicholson park
- > council = \$2,463 pa, water = \$685 pa, land size = 696 sqm

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