

**2/45 Campbell Street, Woonona, NSW, 2517**

molenaar + mcneice

**Sold Townhouse**

Tuesday, 12 November 2024

2/45 Campbell Street, Woonona, NSW, 2517

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Troy McNeice  
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## Down by the Beach

location | private | low maintenance

Discover this charming 2-bedroom townhouse, perfectly positioned for investors and first-home buyers seeking a slice of the Woonona coast. Positioned East of Memorial Drive it is easy walking distance to Woonona Beach and cycleway. Featuring a private covered deck ideal for entertaining, and a spacious living and dining area, this home offers an inviting atmosphere without compromising on space.

what you will love

- > well-appointed lounge that flows into the kitchen and dining area
- > large covered deck perfect for entertaining, soaked in natural light
- > paved outdoor area ideal for easy maintenance
- > fully-equipped kitchen with breakfast bar and ample storage
- > spacious master bedroom with walk-in wardrobe
- > split-system air conditioning for year round comfort
- > bathroom featuring a separate bath and shower; additional w/c for guests
- > attached secure garage with workbench
- > separate laundry with direct entry to the garage, kitchen, and the deck
- > council = \$1,818 pa, water = \$688 pa, strata = \$852 pq

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