

169 Campbell Street Woonona, NSW



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## Coveted location, endless potential!

Situated a stone's throw from Woonona Village, this property presents an incredible opportunity for renovators and developers alike. Offering a huge parcel of land and a move-in-ready home, you can let your imagination run wild and build a dream future in one of Woonona's most coveted locations.

### LOCATION

This fabulous Woonona Village location offers superb convenience, easy beach access, and enviable proximity to the city!

The stunning beaches of Woonona and Bulli both await just three minutes away (approx.) offering an effortless coastal lifestyle, while keen golfers will love the moments-from-home proximity to the beautiful Russell Vale Golf Club.

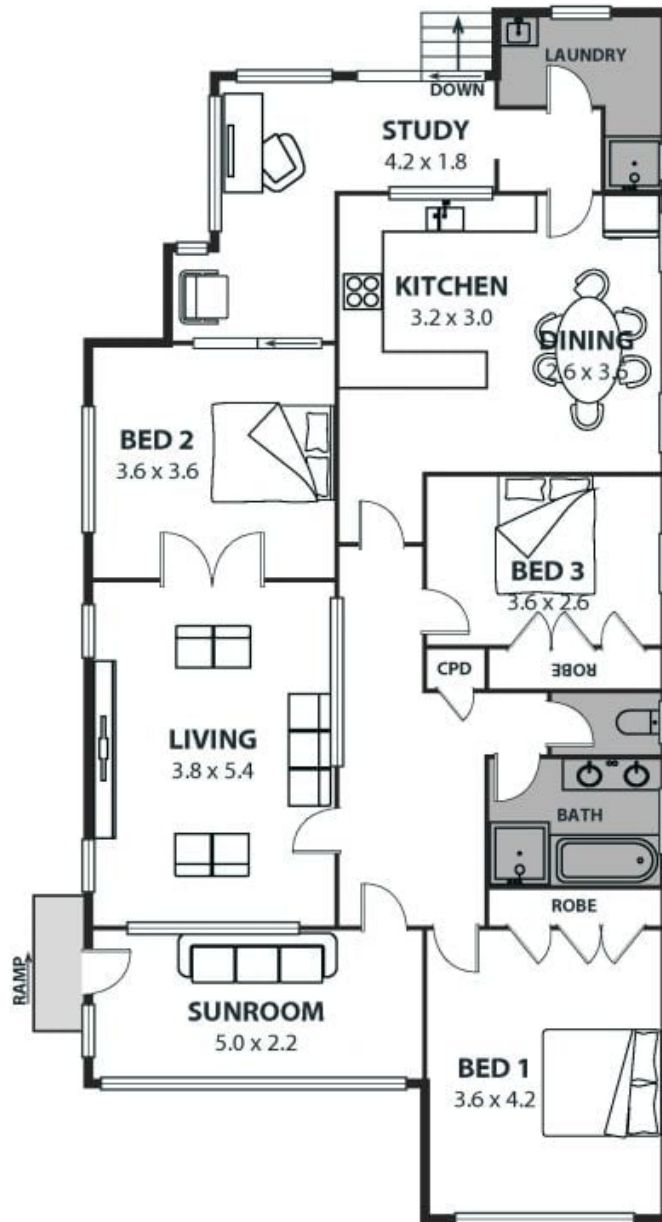
Families will appreciate the easy walk to both Woonona Public School and Woonona High School, while nearby freeway access ensures a stress-free 68-minute (approx.) commute to Sydney. Alternatively, enjoy

**Price:** Price Guide \$1,190,000 - \$1,290,000  
**Council Rates:** \$619.70 p/q  
**Water Rates:** \$171.41 p/q

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Internal Space 138m<sup>2</sup>



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