



17 Hillcrest Ave, Woonona, NSW



### Character, Aspect, Value

An extremely exciting opportunity to buy a classic weatherboard home with the perfect elevation and northern aspect, only a stroll to all amenities and the most realistic price range! Yes, if there was ever a property you should consider based on all key elements, location, growth, aspect, character, and value, this is definitely this one. Based on the reasonable price guide this home will be sold! With a 12 month lease in place, imagine the potential growth you may have achieved by the time you move in.

- Character weatherboard home, sits proudly on the high side of the street enjoying the perfect northern aspect to the rear over bushland and beyond
- Beyond the entry you have a lounge room with a host of classic features, high decorative ceilings, picture rails stained glass, along with access to a front balcony
- Two generous and attractive bedrooms are finished in a similar vein. A sunroom along the northern face of the home is being utilised as a smaller 3rd bedroom.
- A fresh kitchen presents beautifully as is, with it being updated

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| Price       | SOLD for \$585,000 |
| Property ID | 100625             |

only recently. Two rooms spill off it either could serve as a dining or family room.

- Gardens that not only face north but have been perfectly divided to leave you with a low maintenance area closest to the house, and beyond the fence more room to utilise at will.
- Laundry and a 2nd toilet conveniently located downstairs underneath the house
- Handy studio/office space has been created from a relocatable site office in the back garden
- Surrounded by charming homes which are all being improved the street scape is attractive and only a short distance from all amenities

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