



## Warilla, 8 Woodford Avenue

ANOTHER PROPERTY SOLD BY CRAIG HYDE OF L j HOOKER

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Charming Central location at 8 Woodford Avenue, Warilla - Yes Please

Welcome to your dream home! Nestled in the heart of Warilla, this delightful 2-bedroom house offers a perfect blend of affordability and convenience. Maybe you can continue to use this property as an ongoing doctor's surgery, the choice is yours. Set on a generous 600.7 sqm corner block, this property is an ideal sanctuary for first-time buyers, businesspeople or investors alike.

Property Highlights:

- Bedrooms: 2 spacious bedrooms, designed for relaxation and tranquility.
- Bathroom- a well-appointed bathroom featuring a bath, perfect for unwinding after a long



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**For Sale**

Forthcoming Auction - If not SOLD Prior

**View**

[ljhooker.com.au/MT2G55](http://ljhooker.com.au/MT2G55)

**Contact**

**Craig Hyde**

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[chyde.albionparkrail@ljhooker.com.au](mailto:chyde.albionparkrail@ljhooker.com.au)

**LJ Hooker Albion Park Rail**  
(02) 4256 3344

day.

- Living Space: Enjoy the warmth of hardwood flooring under the existing carpet throughout, complemented by thoughtful interior design that maximizes natural light and space.
- Kitchen: An internal laundry adds to the functionality of the home, making daily chores a breeze.
- Sunroom at the rear of the home can be used for many things...

Let's just say the home could do with some personal touch / Love.

#### Outdoor Features:

Step outside to discover a beautifully maintained garden, ample parking and access to the rear yard or simply enjoying the fresh air. A handy shed offers additional storage solutions, ensuring your outdoor area remains clutter-free.

#### Location Benefits:

This property boasts a prime north-facing position, allowing for abundant sunlight throughout the day. This single level home offers easy access and convenience. The neighborhood is friendly and welcoming, with local amenities, Shopping center, pool, public transport, and beautiful beaches just a stone's throw away.

Parking & Accessibility: Rear yard access - so simple.

Block dimension: Front 15.24m, rear 18.288m - East side 30.48m, west side 33.528m with the sewer line running across the front council strip of the block.

Zoning : This property has now been identified as being in the location of the new NSW government Non Refusal "Low and Mid-rise housing policy rules...

<https://www.planning.nsw.gov.au/policy-and-legislation/housing/low-and-mid-rise-housing-policy/summary-of-key-provisions#:~:text=Non%2Ddiscretionary%20development%20standards%2C%20also,space%20ratio%20or%20lot%20size>

This gives the new owners a potential of having a floor space ratio of 0.65:1 (S.T.C.A.)

#### Auction Details:

This property is set to go to auction in the near future - If not SOLD prior. Don't miss your chance to secure this charming property before it's sold!

Whether you're looking to invest or settle down in a vibrant coastal community, 8 Woodford Avenue is must-see.

Contact listing agent Craig Hyde today on email: [chyde.albionparkrail@ljhooker.com.au](mailto:chyde.albionparkrail@ljhooker.com.au) or M: 0404497521 to arrange a viewing and experience the potential this home has to offer for yourself!



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## More About this Property

|               |                |
|---------------|----------------|
| Property ID   | MT2G55         |
| Property Type | House          |
| Land Area     | 600.7 m2       |
| Including     | Secure Parking |

**Craig Hyde 0404 497 521**

Director/Area Specialist | [chyde.albionparkrail@ljhooker.com.au](mailto:chyde.albionparkrail@ljhooker.com.au)

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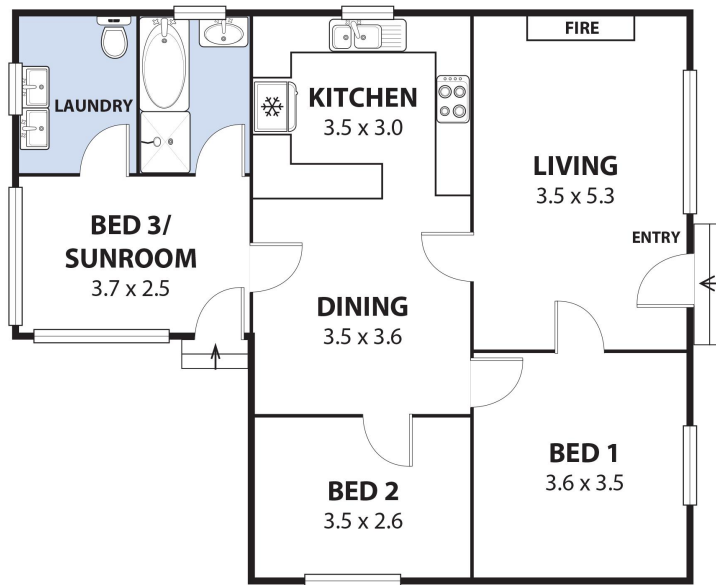
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**8 WOODFORD AVE, WARILLA**  
Combined Internal Space 82m<sup>2</sup>



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**Louka**  
wearelouka.com



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