



12 Chestnut Grove, Woongarrah

Quiet Cul-De-Sac

Whether you're searching for a smart investment your family home, this beautifully presented residence offers the perfect combination of modern comfort, low-maintenance living and an exceptionally convenient lifestyle.

Positioned in a peaceful cul-de-sac within a highly sought-after neighbourhood, this contemporary single-level home has been thoughtfully designed to cater to today's busy lifestyles.

Step inside to discover a light-filled interior where generous proportions and practical design come together effortlessly. The spacious open plan living and dining area flows seamlessly from the stylish central kitchen, creating the ideal space for everyday family living and entertaining alike. Complete with quality stainless steel appliances, a gas cooktop, dishwasher, ample storage and plenty of bench space, the kitchen is perfectly equipped for both home cooks and entertainers.

Accommodation comprises four generously sized bedrooms, each offering built-in wardrobes, while the privately positioned master suite provides a peaceful retreat with its own walk-in wardrobe and modern ensuite.

Comfort is assured year round with split-system air conditioning

4  2  2 

FOR SALE
Contact Agent

VIEW
Sat 11th Jul @ 12:00PM - 12:30PM

AGENTS
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AGENCY
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

servicing the main living area, while the combination of tiled living spaces and carpeted bedrooms offers both practicality and warmth.

Sliding doors open onto a covered alfresco area overlooking the fully fenced backyard, an inviting outdoor space where children and pets can play safely or where family and friends can gather for relaxed weekend entertaining.

Adding further convenience is the double lock-up garage with remote entry and internal access, ensuring security and ease of everyday living.

Ideally located just moments from Mary MacKillop Catholic College, Woongarra Public School, Lake Haven Shopping Centre and with effortless access to the M1 Motorway, you'll also enjoy being only approximately 20 minutes from the stunning Central Coast beaches.

Property Features:

- Four generous bedrooms, all with built-in wardrobes
- Spacious master suite with walk-in wardrobe and private ensuite
- Light-filled open-plan living and dining area
- Modern kitchen with stainless steel appliances, gas cooktop, dishwasher and ample storage
- Split-system air conditioning to the main living area
- Covered alfresco entertaining area
- Fully fenced, low-maintenance backyard
- Double lock-up garage with remote access and internal entry
- Quiet cul-de-sac location close to schools, shopping, transport and beaches

Key Facts

- Council Rates: Approximately \$1,528 per annum
- Water Rates: Approximately \$1,185 per annum

MORE DETAILS

Property ID	15TTFNA
Property Type	House
Land Area	514 m2
Including	Air Conditioning Dishwasher Built-in-Robes Fully Fenced

David Peters 0409 655 975

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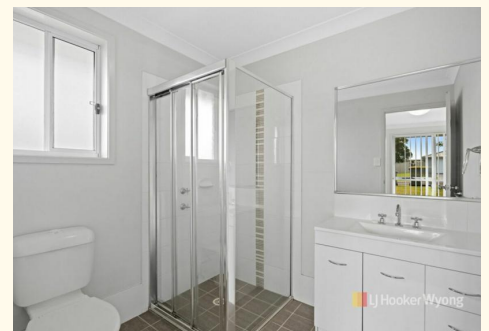
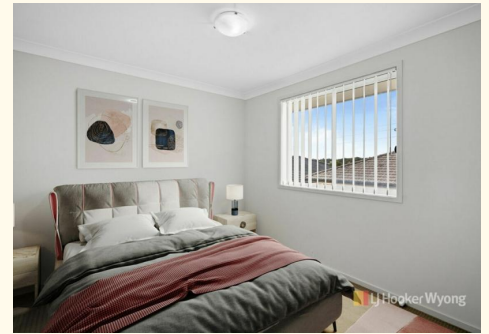
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Sales Consultant L.R.E.A / Auctioneer |
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Internal 168m² External 346m² Land Size 514m²

12 Chestnut Grove, **Woongarra**

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NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.