



1/23 Warrah Street Ettalong Beach, NSW 3 1 1

### Auction - if not sold prior

One of only 2 in a quiet complex within a sought after street this villa has been updated throughout offering spacious and private indoor and outdoor living. Ideally suited to those looking for easy living all within walking distance to all Ettalong and Umina Beach have to offer. Easy access to Woy Woy train station, Palm Beach Ferry and close to schools, cafes, restaurants, bowling clubs and shopping centres.

**Price:** \$965,000  
**Council Rates:** \$1,403.52/year (approx)  
**Water Rates:** \$654.16/year (approx)



**Christel Renton**

0417 208 314



**Helen Hughes**

0418 220 622



The floor plan is not to scale, measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on, interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

1/23 Warrah St  
Ettalong Beach

STONE



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