



14 Spoonbill Avenue Woronora Heights, NSW



## Huge family sanctuary enveloped in natural beauty

Backing onto a stunning bushland reserve, this generously scaled dual level home provides a sought-after family lifestyle of space, privacy and tranquility. It showcases a north east facing aspect and is complemented by a sublime outdoor entertaining zone, a practical floorplan and welcoming interiors. It's ideally set just moments to local shops, schools, parks and bush walking tracks.

**Price:** \$1,655,000

**Council Rates:** \$411.00 p/q

**Water Rates:** \$451.00 p/q



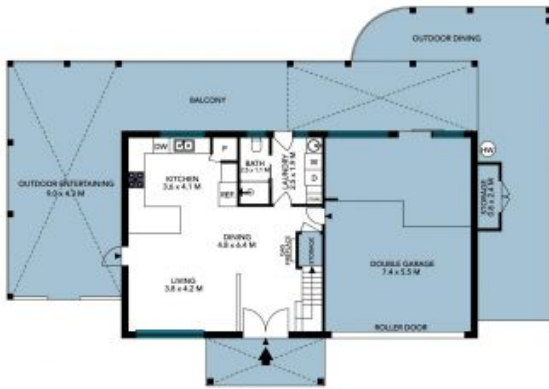
**Rhys Christofa**

0415 684 877



**Ezra Malolo**

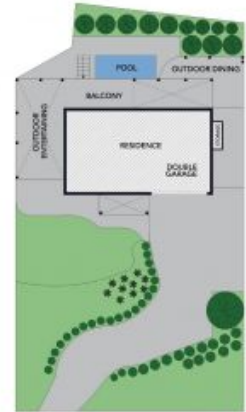
0401 490 024



Ground Floor



First Floor



Site Plan



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. 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.



Ground Floor



First Floor



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.