



158 Prince Edward Park Road Woronora, NSW



Impressive family home, location and lifestyle

Every detail has been meticulously thought out in this superb four bedroom property. Boasting an enviable location and lifestyle just metres from the Woronora River, shops and Boatshed Cafe, it offers the added potential for self-contained, flexible dual living. Open plan multi-purpose living, custom wine cellar and outdoor courtyard with built-in BBQ are just some of the many features on offer.

- Downstairs living/bathroom and bar with self-contained dual living potential
- Sunlit living/dining/kitchen with balcony, Blackbutt timber floors, study area
- Modern kitchen with island bench/breakfast bar, 80mm Caesarstone benchtops
- 200 bottle Tallwood wine cellar, ducted heating/cooling, custom storage
- Four large bedrooms with built-in robes and ceiling fans, main with ensuite
- Stylish main bathroom with freestanding bath, heated flooring in main/ensuite
- Courtyard with built-in BBQ, large yard, oversized garage and two car carport
- Superb location metres to Woronora River, Boatshed Cafe, shops and parklands

Price: \$1,640,000
Council Rates: \$477.00 p/q
Water Rates: \$173.00 p/q



Lisa Hale

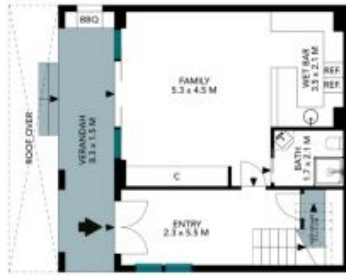
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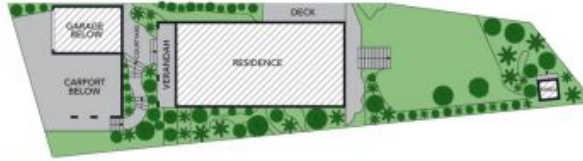
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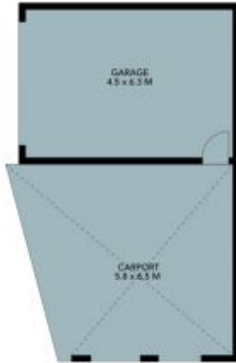
158 Prince Edward Park Road
Woronora



Ground Floor



Site Plan



Lower Ground Floor



First Floor



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.

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Ground Floor



Lower 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.