



31 Albatross Circuit Woronora Heights, NSW



### Panoramic views of the valley and city skyline

Made for entertaining, this superb property features captivating views of the Woronora Valley and city skyline. Light and spacious, it offers the convenience of multiple indoor and outdoor areas. Families will love the generous lounge and dining, separate rumpus room, and two alfresco covered areas overlooking the saltwater pool. Stunning by day and breathtaking by night, it's a not to be missed opportunity.

- Spacious sunlit open plan lounge and dining, home office or extra living area
- Four bedrooms, built-ins, master with walk-in robe a/c and city skyline views
- Renovated modern kitchen, Caesarstone benchtops, ample storage, air-con
- Sizeable alfresco dining overlooking the level grassed yard and inground pool
- Superb oversized rumpus with a built-in bar leading out to an alfresco lounge
- Three newly renovated bathrooms, main with bathtub, frameless showers
- Saltwater inground pool with water feature, underdeck storage, large shed
- Generous 770sqm block, double garage, extra space to park a boat/caravan

**Price:** \$1,700,000

**Council Rates:** \$454.50 p/q

**Water Rates:** \$171.41 p/q



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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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STONE



Ground Floor



Basement



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.