



1/22 Boronia Avenue Woy Woy, NSW

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Boutique Villa Living ? Comfort, Style & Convenience

Positioned within a quiet complex of just two, this well-presented three-bedroom villa delivers low-maintenance living with stylish updates and year-round comfort. Move-in ready and thoughtfully designed, it offers the perfect balance of practicality and lifestyle appeal.

Price: \$850,000
Council Rates: \$1,218.98/year (approx)
Water Rates: \$1,099.08/year (approx)
Strata Rates: \$612.50 p/q



Lian O'Grady

0423 688 275



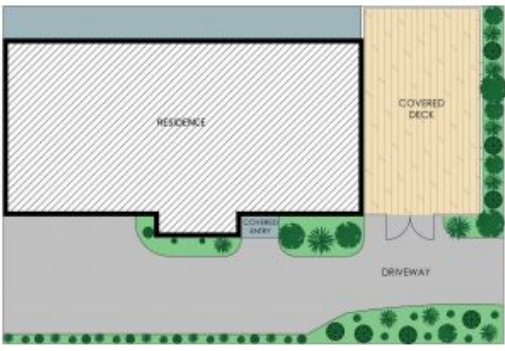
Christel Renton

0417 208 314

<https://www.stonerealestate.com.au/8638000>



Main Residence



Site Plan

Total Living Area: 152 sqm



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.