



# Additional Information

## 44 Woonona Road, Northbridge

Auction	22 March at 9.45am
Open for Inspection	Saturday & Wednesday 1.00-1.30pm
Folio ID	Lot 29 Plan DP 9126
Features	4 Bed 3 Bath 2 Car
Land Size	663 sqm
Aspect	East
Rates per quarter	Council: \$581.00   Water: \$169.03
Rental Estimate	\$2,500-\$2,700 per week
Year Built	1925
Construction	Original build double brick
Airconditioning	Yes
Hot Water	Gas
NBN Connection	Yes
Parking	Double Garage



## Home Specifications



- Spacious & versatile layout with expansive living areas and multiple zones for growing families
- Contemporary kitchen with Caesarstone island bench, premium appliances
- Sophisticated master suite with stylish finishes and generous storage
- Two luxurious bathrooms with underfloor heating, ensuite with double vanity and dual rain showers
- Sun-soaked outdoor living with level lawns, automatic irrigation
- Solar heated pool, large enough for parties or family retreat time
- Additional studio or 5th bedroom, ideal for guests, home office or teenage retreat
- Comfort year-round with solar panels & ducted air conditioning
- Abundance of storage to meet all family needs

# What The Owners Love

- Walk everywhere: Schools; cafes; restaurants; shops; transport; cricket nets; tennis courts
- Quiet and safe neighbourhood
- Perfect kitchen/family/deck for watching children in the pool, trampoline area - perfect for family living
- Lovely neighbours with annual street Christmas party

# Recent Sales

Address	Sale Date	Sold Price	Land	Bed	Bath	Car
49 Tunks Street	10/05/2024	\$6,200,000	696	5	2	2
9 Namoi Road	18/05/2024	\$6,200,000	650	5	3	2
62 Baringa Road	14/06/2024	\$6,150,000	650	4	3	1
19 Neeworra Road	06/11/2024	\$5,860,000	662	4	2	3
36 Woonona Road	09/10/2024	\$5,560,000	606	5	3	2
28 Minimbah Road	19/02/2025	\$5,938,000	663	4	2	2

# Local Area

## Public Transport

202 - 208 to North Sydney & CBD, 194 to QVB, 267 to Chatswood

## Local Schools

Northbridge Public School | St Phillip Neri Primary School | Willoughby Girls High School | SHORE Primary | Wenona | Monte Saint Angelo | Marist College North Shore | Aloysius College

## Entertainment

- Cafes and restaurants
- Northbridge Golf Club
- Northbridge Baths
- Northbridge Plaza
- Northbridge Oval

# Home Improvements

This property has been thoughtfully upgraded over the years, blending modern design with luxurious features. Notable home improvements include:

## 2011 Upgrades

Internal Renovations (Upstairs & Downstairs):

- New engineered oak flooring installed, with recent resanding and polishing of the downstairs area to maintain its pristine condition
- Wool carpet installed upstairs
- Kitchen upgraded with a Ceasarstone bench and island
- Appliances incorporated into the pantry with a pantry shelf, allowing ease of organization
- Ceiling speaker wiring in the front sitting room

New Family Bathroom:

A fully renovated bathroom, including:

- New bathroom tiles, modern vanity and updated fittings
- Bath and walk-in shower
- Underfloor heating

## 2016 Upgrades

Master Bedroom:

- Master bedroom extended with a new Walk-In Robe for ample storage space

Ensuite Bathroom:

A complete redesign, including:

- Underfloor heating
- Heated towel rails
- Double vanity with sleek modern design
- Clever storage solutions behind mirrors and additional draw storage beneath vanity, including a dedicated hairdryer power outlet
- Two double rain showers, along with an additional shower rail
- Skylight installed, allowing natural light to flood the space

# Home Improvements

## 2019 Upgrades

### Pool Renovations:

- Resurfaced with high-quality Beadcrete for enhanced durability and aesthetic appeal
- Tiled coping for a sleek, polished finish
- Salt chlorinator installed for low-maintenance, eco-friendly pool care
- Sand filter system upgraded for improved water filtration
- Solar heating system installed to extend the swimming season and maximise energy efficiency
- Polaris vacuum system installed with nine separate pumps, ensuring effective cleaning
- Pool compliance certificate obtained
- Remote-controlled lighting for added convenience and ambiance around the pool area

### Garage Construction:

- A new, purpose-built garage to accommodate additional storage or vehicles

### Solar Power System:

- Solar panels installed, enhancing sustainability