




### 31 Watkin Avenue Woy Woy NSW

4  2  1 

Here is a great opportunity to purchase a good home in Woy Woy with plenty of potential to improve.

The house features 4x bedrooms with the main having a large ensuite, separate kitchen with ample dining space plus a side deck.

There are some small finishing touches required including carpet to the main bedroom as well as replacing some gyp rock, and door frames etc.  
You could move in and work as you go!

The block size is approximately 547m<sup>2</sup> with rear lane access so it could suit a granny flat addition (STCA) and is located within a 5 minute drive to Woy Woy train station and CBD.

**Price** : \$ 565,000

**Land Size** : 547 sqm

**View** : <https://www.wilsonsproperty.com.au/sale/nsw/central-coast-region/woy-woy/residential/house/5831370>



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