



### 187 Ocean Beach Road Woy Woy NSW

3  1  1 

Absolutely ideal for the addition of a second dwelling/granny flat, this home should be extremely popular on the market.

Featuring a block size of approximately 612m<sup>2</sup> with easy rear lane access, there is an abundance of space to further add to the tidy 2/3 bedroom clad home that has a brand new roof and gutters as well as internal improvements such as new ceiling fans, painting and tiling.

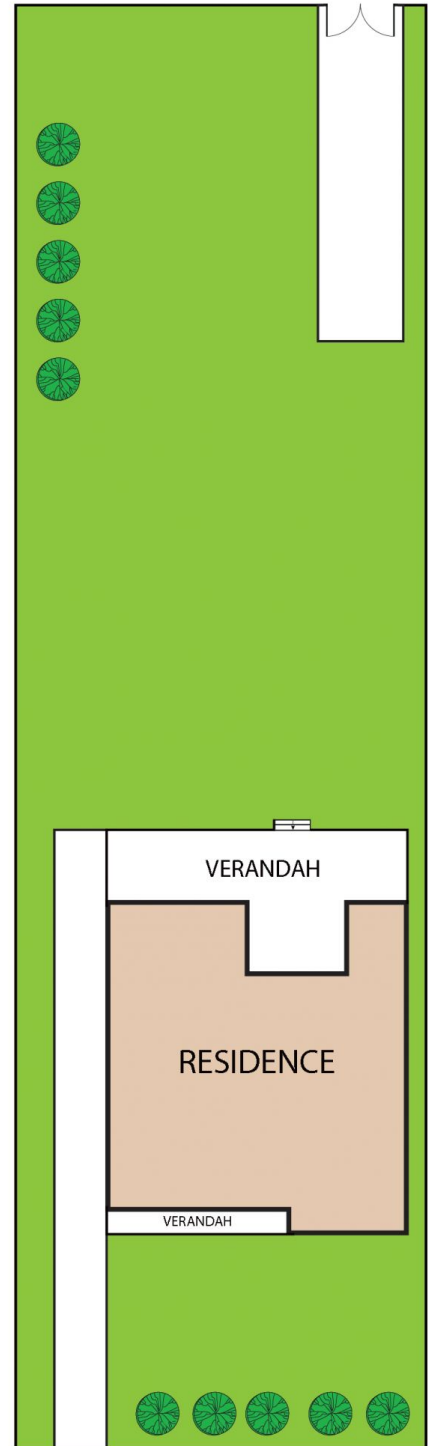
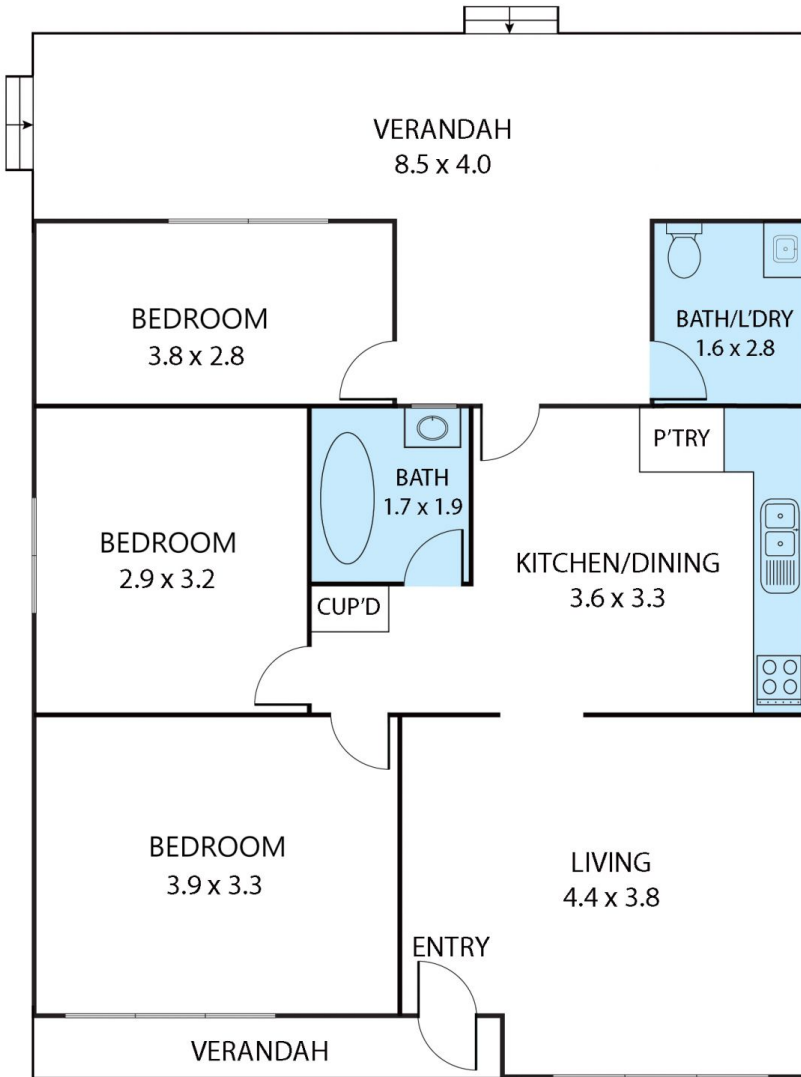
The current property would potentially rent in its current condition for approx \$400 per week and with the addition of a second income, this would be great for your self managed super fund or investment port folio.

With public transport at your door and just 5 minutes (drive) to Woy Woy train station and CBD contact Ian Willis on

**Price** : \$ 620,000  
**Land Size** : 612 sqm  
**View** : <https://www.wilsonsproperty.com.au/sale/nsw/central-coast-region/woy-woy/residential/house/5831764>



**Ian Willis**  
**02 4344 2511**



## 187 Ocean Beach Road, Woy Woy

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

INTERNAL AREA : 65sqm  
 EXTERNAL AREA : 24sqm  
 LAND AREA : 612sqm