



25 Angler Street Woy Woy NSW

2  1  1 

BE QUICK, massive 876sqm of level land in a premier location!

Offering a two bedroom house with carport and storage area this property is perfect for the knock down re build, ideal first home or investment as there is nothing more valuable than land!

With land dimensions of 15.72m x 55.78m and a great quiet street which is walking distance to Golf course, transport and local hospital.

- Premier location with modern homes in the street selling over \$1,000,000
- Ideal blank canvas or house and granny flat site
- DA approval for executive 5 bedroom house, pool and two bedroom studio
- Great frontage
- 3 min drive to Woy Woy CBD & train station

Price : \$ 670,000

Land Size : 876 sqm

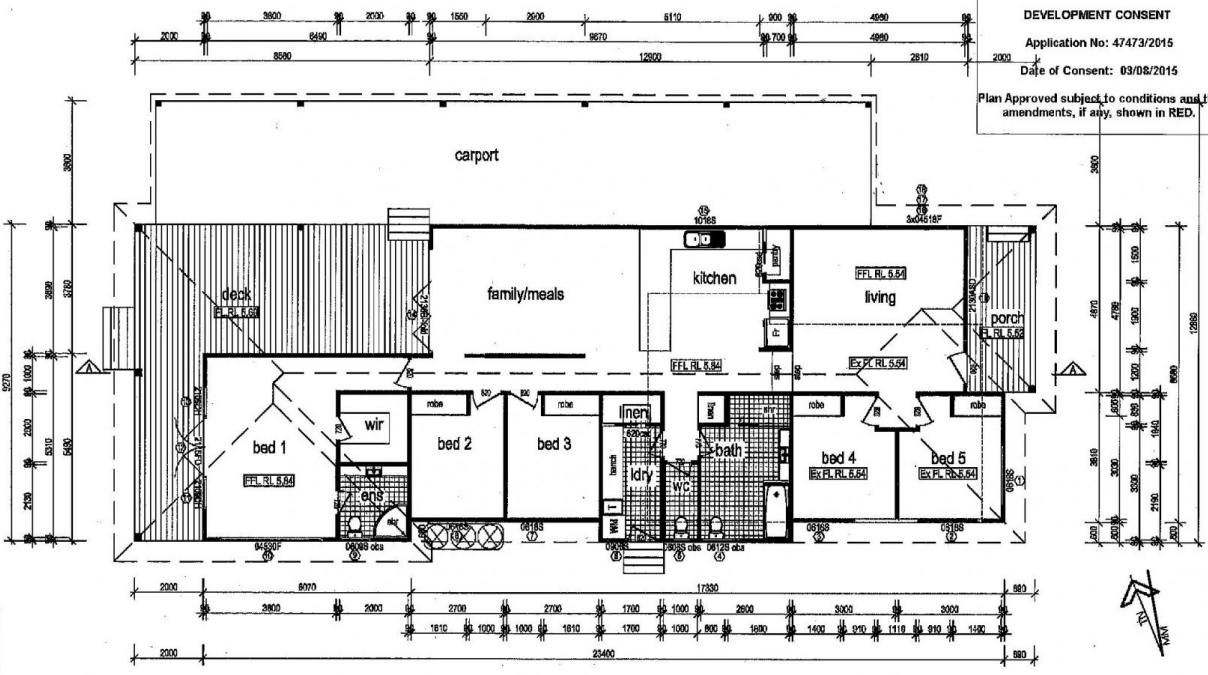
View : <https://www.wilsonsproperty.com.au/sale/nsw/central-coast-region/woy-woy/residential/house/5831769>



Andrew Quilkey
02 4344 2511



Jackson White
02 4344 2511



DEVELOPMENT CONSENT
 Application No: 47473/2015
 Date of Consent: 03/08/2015

Plan Approved subject to conditions and the amendments, if any, shown in RED.

CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE PRIOR TO STARTING ANY WORK OR MAKING ANY SHOP FIXINGS. ANY DIMENSIONS ARE TO BE REPORTED TO THE PROJECT SUPERVISOR. DIMENSIONS ARE TO BE TAKEN IN PROGRESSIVE TO SCALE MEASUREMENTS SHOWN ARE APPROXIMATE ONLY.

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issue	revision	date
B	1. Structural area reduced; bath; & dry alcove; tanks relocated.	03/15
	2. Main Entry enlarged.	3/7/15

issue	issued for	drawn
B	DA/CC	21/4/15
A	Preliminary	22/1/15
A	Preliminary	07/1/15

scale	date	drawn
1:100 @ AS	DEC 14	CPB

project no.	drawing no.	issue
14-00	200	B.2

client: **Alterations & Additions**
 Lot 97 DP 8213
 25 Angler Street, Way Way

local authority: Gosford City Council
 client: **C & L Gilligan**

knightsmapleton
 SALES & MARKETING
 building design

Km

PO BOX 304, UMBA BEACH NSW 2517
 388 OCEAN BEACH RD, UMBA BEACH, NSW
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 www.knightmapleton.com.au

bda BUILDING DESIGNERS AUSTRALIA NSW

LEGEND

- Existing walls
- Existing walls to be demolished
- New walls - stud
- New walls - masonry
- Existing windows to remain
- New windows
- BASIX WINDOW NUMBER

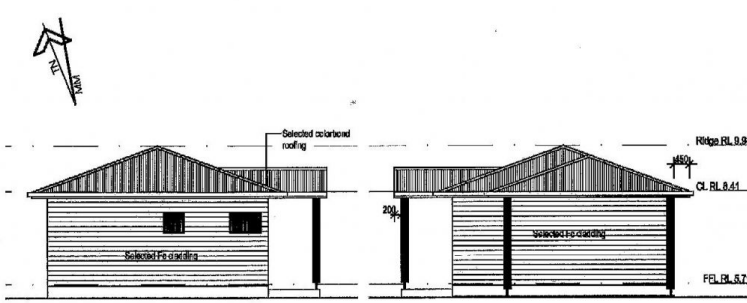
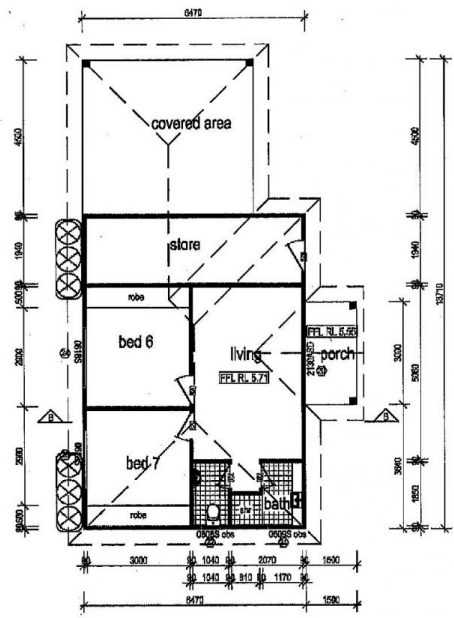
NOTE
 1. ALL LEVELS INDICATED ARE TO AHD.
 2. LEVELS AND GROUND LINES SHOWN ARE APPROXIMATE ONLY.

SCALES
 1 : 50 @ 1 : 2 : 3 : 4 : 5m
 1 : 100 @ AS

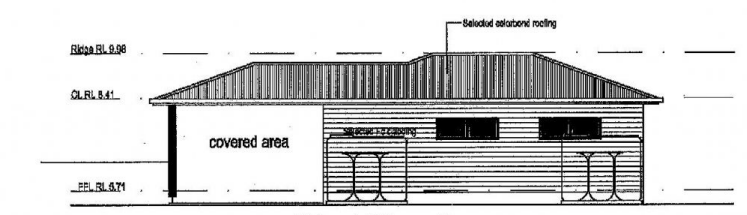
BASIX COMMITMENTS
 Comply with the requirements of BASIX Certificate number A217077 dated 22 April 2016, including but not limited to the following:

- All new or altered showerheads in the development to have a minimum 3 star rating.
- All new or altered taps in the development to have a minimum 3 star rating.
- A minimum of 40% of all new or altered light fittings are to be fitted with fluorescent, compact fluorescent or light-emitting-diode (LED) lamps.
- The swimming pool:
 - must not have a capacity greater than 32kL;
 - must have a pool cover;
 - must have a swimming pool pump timer;
- Any swimming pool heating system must be solar only.
- Added insulation requirements:
 - R1.5 to new external framed and clad walls (or R1.7 total including construction);
 - R1.55 (up) to new flat ceilings;
 - 55mm thick foil backed blanket to roof.
- Roof colour to be MEDIUM - SA 0.475 - 0.7
 (Note: Roof colour can be altered but may require an adjustment to the above added insulation requirements)
- Window and skylight glazing and shading requirements as indicated in BASIX certificate number A217077.
 - All window systems, except windows 4, 5, 6, 21 and 22, are to be aluminium framed with single clear glass and have ratings not greater than the following:
 - Uw - 7.83
 - SHGCw - 0.75±10%
 - Windows 4, 5, 6, 21 and 22 are to be aluminium framed with single obscure (toned) glass and have ratings not greater than the following:
 - Uw - 7.57
 - SHGCw - 0.57±10%

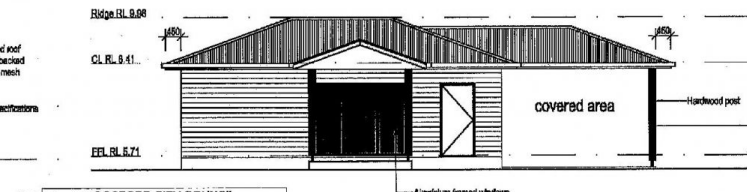
Note: If any of the above commitments are required to be altered, contact the assessor prior to the change to ratings for an amended BASIX Certificate.



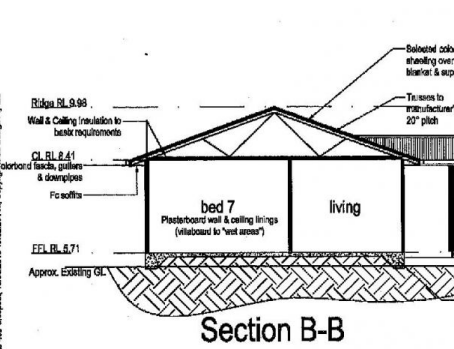
South Elevation North Elevation



West Elevation



East Elevation



Section B-B

GOSFORD CITY COUNCIL
DEVELOPMENT CONSENT
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B	1. Sleepout & covered area relocated; bath; & dry alcove; tanks relocated.	03/15

issue	issued for	drawn
B	DA/CC	21/4/15
A	Preliminary	22/1/15
A	Preliminary	07/1/15

scale	date	drawn
1:100 @ AS	DEC 14	CPB

project no.	drawing no.	issue
14-00	400	B.1

client: **Sleepout**
 project: **Alterations & Additions**

Lot 97 DP 8213
 25 Angler Street, Way Way

local authority: Gosford City Council
 client: **C & L Gilligan**

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