






### 196 Ocean Beach Road Woy Woy NSW

3  1  2 

Immaculately renovated three bedroom charming house with separate lounge dining rooms, huge walk in pantry, three large bedrooms, renovated bathroom and kitchen with stainless steel bench tops. The house offers an undercover patio to the back yard and privacy fencing between the house and Flat.

The One bedroom flat is renovated throughout with modern Kitchen & Bathroom, great outdoor undercover entertaining area & private yard.

- Three Bedroom renovated house
- One Bedroom renovated flat
- Transport at the door
- Meters to local school, Sports grounds and Golf club
- 5mins drive to Woy Woy Train station
- 7 mins to Umina Beach
- Potential combined rental return of \$700pw
- 696sqm of land

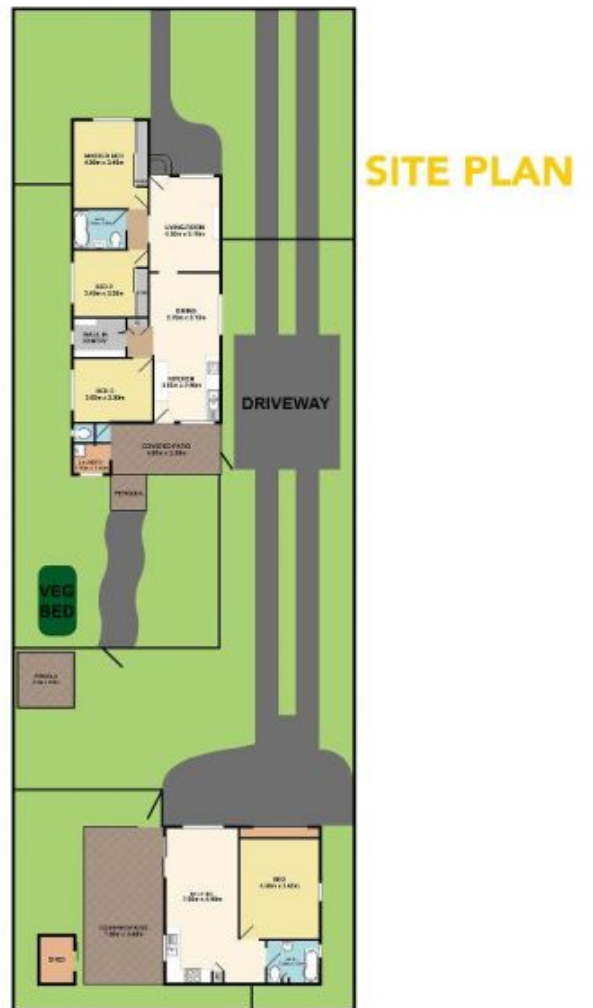
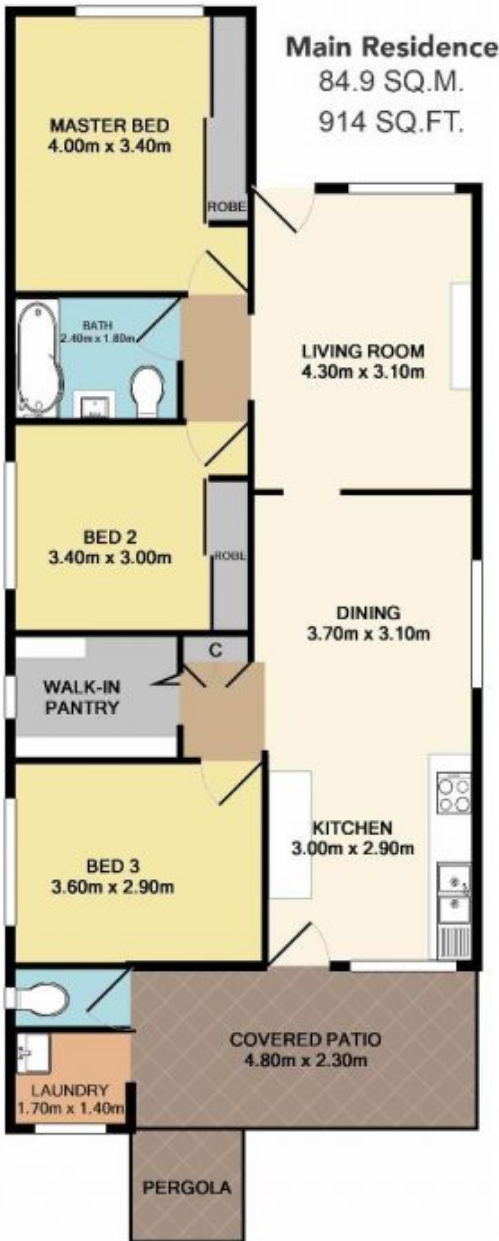
**Price** : \$ 675,000  
**Land Size** : 696 sqm  
**View** : <https://www.wilsonsproperty.com.au/sale/nsw/central-coast-region/woy-woy/residential/house/5832042>



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**196 OCEAN BEACH ROAD, WOY WOY**

Total Approx. Floor Area 136.7 SQ.M. 1472 SQ.FT.

Measurements are approximate. Not to scale. For illustrative purposes only. Boundaries are approximate.