






## 12 Angler Street Woy Woy NSW

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Located within minutes to the train station, local cafe's, shops and all major amenities lies this meticulously maintained brick home.

Boasting a large open granny flat, a great outdoor entertaining area with swimming pool all on a huge 906 sqm parcel of land, this property truly does suit occupiers and investors alike.

Key features of house include:

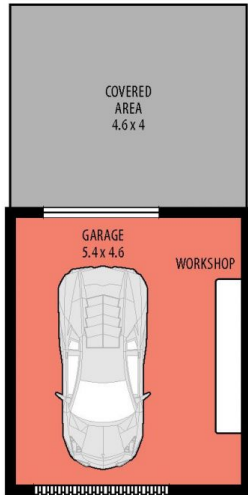
- 3 bedrooms (main with BIR)
- Bathroom with separate toilet
- Sunroom
- Internal laundry
- Great undercover outdoor entertaining area
- Light filled interiors

Key features of granny flat include:

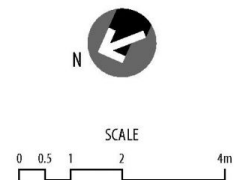
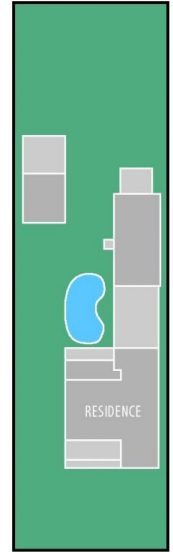
**Price** : \$ 746,500  
**Land Size** : 906 sqm  
**View** : <https://www.wilsonsproperty.com.au/sale/nsw/central-coast-region/woy-woy/residential/house/5832310>



**Ben Crain**  
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SITE PLAN  
(not to scale)



12 ANGLER ST, WOY WOY



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