



### 45 Dunalban Avenue Woy Woy NSW

3  1  2 

Number 45 Dunalban Ave Woy Woy is set to be the chosen one for first home buyers and investors.

Situated on a corner block, this three bedroom clad home features two living areas, solar panels, ducted and reverse cycle air conditioning, second toilet, in ground pool and single lock up garage.

The block size is approx 443m2 with three street frontages (side and rear lane) and is located within very close proximity to Woy Woy South primary School, Rogers Park and Evergalde Golf club.

For the commuters the drive is only 5 minutes to Woy Woy train station and about the same to Umina Beach.

For more details contact Ian Willis on 0421780513.

**Price** : \$ 607,500  
**Land Size** : 443 sqm  
**View** : <https://www.wilsonsproperty.com.au/sale/nsw/central-coast-region/woy-woy/residential/house/5832387>



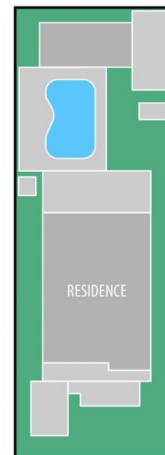
**Ian Willis**  
02 4344 2511



**Jackson White**  
02 4344 2511



SITE PLAN  
(not to scale)



DUNALBAN AVE



SCALE  
0 0.5 1 2 4m

45 DUNALBAN AVE, WOY WOY



**Disclaimer:** This information has been provided to us from the vendor and or their conveyancer or solicitor, no guarantee is given in respect of its accuracy. Any person viewing this information should make their own enquiries and only rely on those enquiries.

