

## 12 Moana Street Woy Woy NSW

2  1  1 

This single level home is ideal for a first home buyer and is ripe for a renovation/ extension project with the ability to add plenty of value.

The house itself is two bedrooms with a previously renovated kitchen and bathroom but still with plenty of scope for future growth.

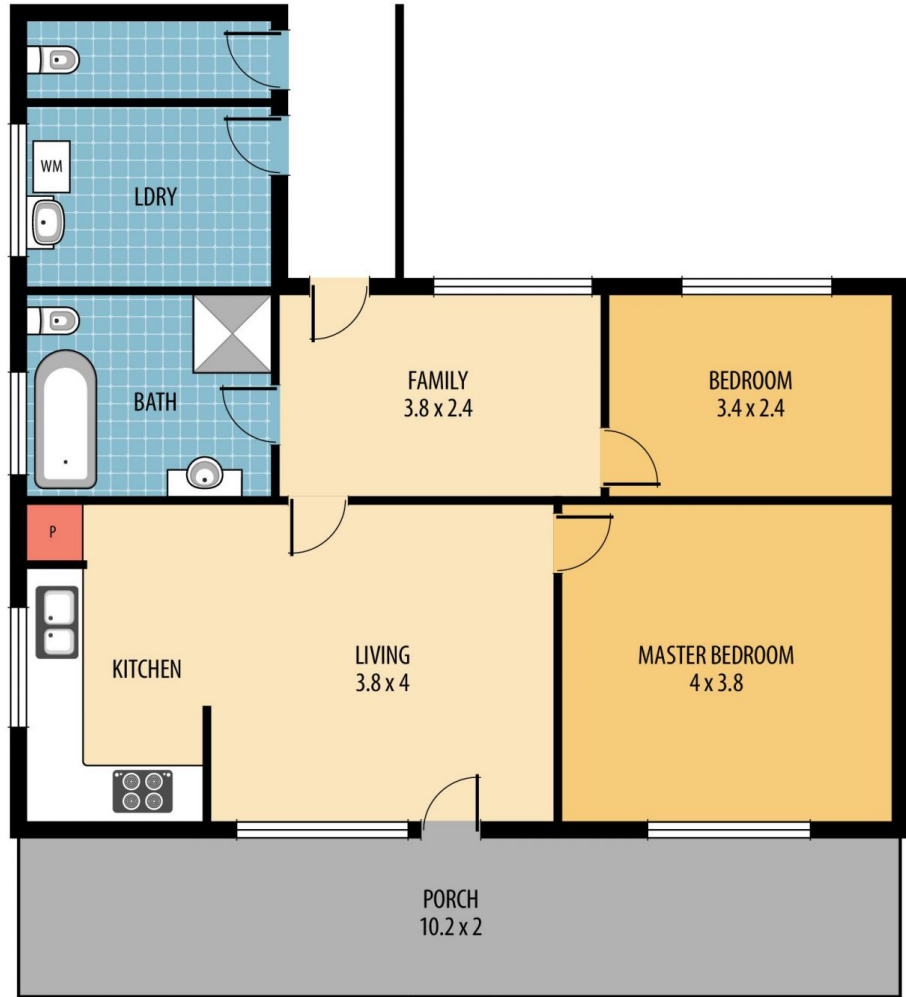
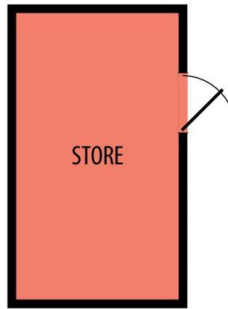
The block of land is the real value on offer, measuring 556m<sup>2</sup> (approx) with block dimensions of 12.4m x 45.8m, zoned R1 (possible future development) and you are located within walking distance to Deep water plaza and Woy Woy train station meaning this is a great location for anyone needing to commute to the city.

Situated in a quiet street this one will be popular. Contact Ian Willis on 0421780513 for more details or to arrange a

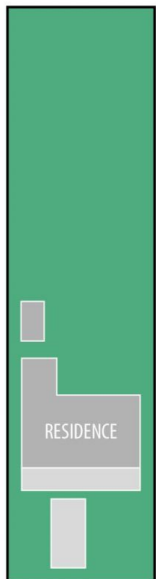
**Price** : \$ 740,000  
**Land Size** : 556 sqm  
**View** : <https://www.wilsonsproperty.com.au/sale/nsw/central-coast-region/woy-woy/residential/house/6458833>



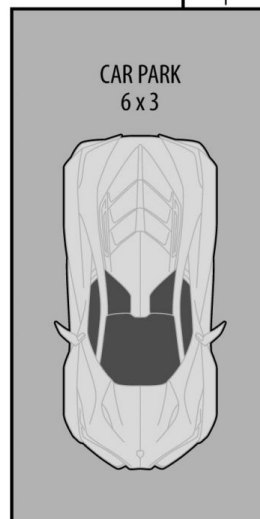
**Ian Willis**  
**02 4344 2511**



SITE PLAN  
(not to scale)



MOANA ST



12 MOANA ST, 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 inquiries and only rely on those inquiries.

