



## 2/23 Angler Street Woy Woy NSW

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This one is strictly for the investors and would be excellent for the Self managed super fund.

A tidy two bedroom villa in a small complex of only three with a long lease and fantastic rent return in place. Key features include:

- Government lease in place until August 2023
- Current rent of \$410 per week
- Annual rent increases in place of \$10 per week on current lease
- Small courtyard and brick garage on title
- Strata fees approx \$433 per quarter

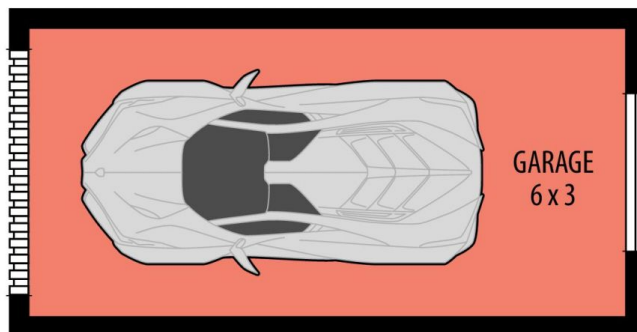
Located in a quiet street just minutes drive to Woy Woy train station and CBD this should be a no brainer. Contact Ian Willis on 0421780513 for more details or to arrange an

**Price** : \$ 505,300

**View** : <https://www.wilsonsproperty.com.au/sale/nsw/central-coast-region/woy-woy/residential/villa/6695260>



**Ian Willis**  
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2/23 ANGLER ST, WOY WOY



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