



**1/53-55 Paton Street Woy Woy NSW**

2  1  1 

Perfectly located within walking distance to Woy Woy CBD is this well kept 2 bedroom townhouse. Perfect for a first home or tremendous investment opportunity for future growth, 1/53 Paton Street needs to be on your list of open inspections. Key features include:

- 2 good size bedrooms
- Seperate study nook
- Open plan living area
- Single lock up garage with internal access
- Large, sun filled courtyard
- light filled interiors
- Walking distance to Woy Woy station, shops, waterfront and cafes
- Approximately 15 minutes to M1
- Rental estimate \$450-\$480 per week
- Approximately 45 minutes to Wahroonga
- Strata fees \$620 per quarter

**Price** : \$ 542,500

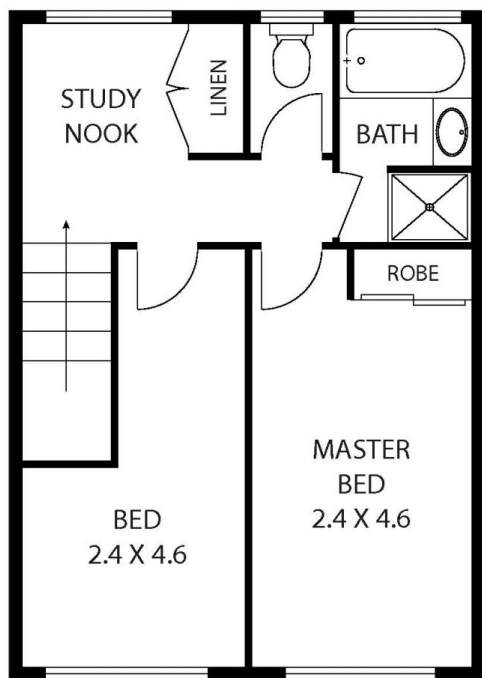
**View** : <https://www.wilsonsproperty.com.au/sale/nsw/central-coast-region/woy-woy/residential/townhouse/7785674>



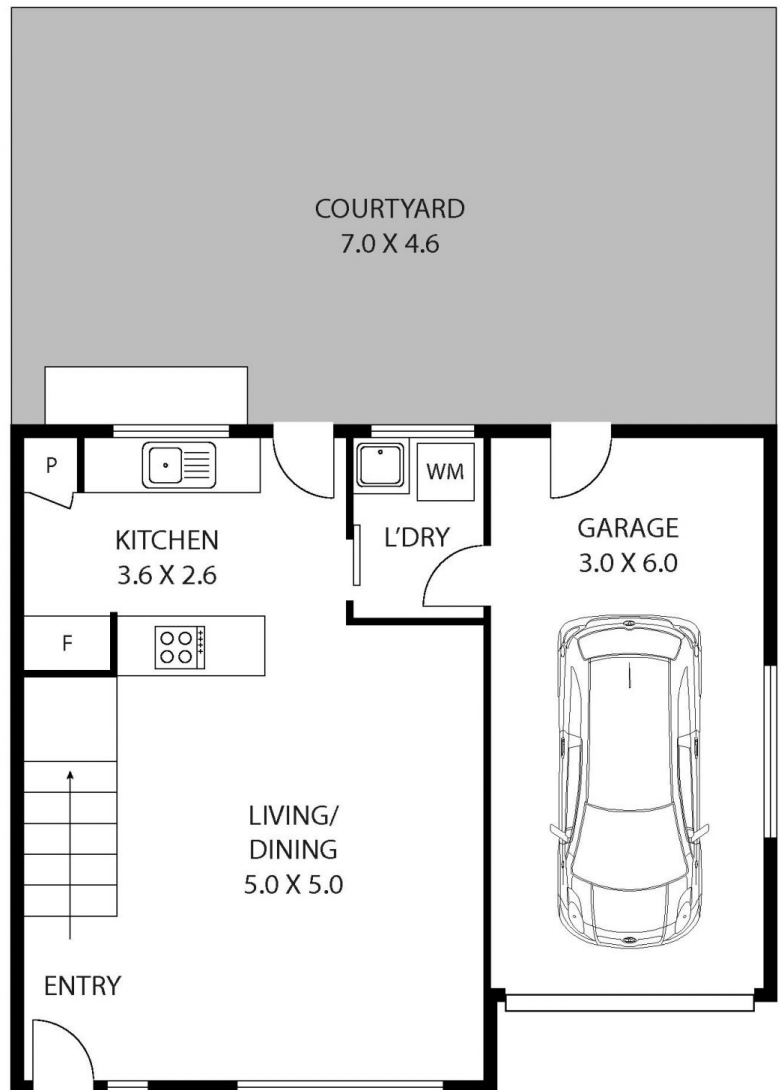
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FIRST FLOOR



GROUND FLOOR

All dimensions herein are approximate and gathered from sources believed to be reliable.  
Whilst every effort is made for the accuracy of our floor plans, interested parties should rely on their own enquiries.

Internal Area: 69.1 m<sup>2</sup>  
External Area: 32.2 m<sup>2</sup>  
Land Size: 18.0 m<sup>2</sup>



1/53 PATON ST,  
WOY WOY

**wilsons**  
YOUR LOCAL AGENT