

**11 Moana Street, Woy Woy, NSW 2256**



**House For Sale**

Thursday, 14 December 2023

11 Moana Street, Woy Woy, NSW 2256

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 556 m2**

**Type: House**



Liam McAuliffe  
0243427011



Jackson White  
0432854221

**\$880,000 - \$920,000**

**OUTSTANDING LOCATION & POTENTIAL! 556 SQM BLOCK!** Located only moments away from Woy Woy town centre, train station, shopping precinct & schools, this lovely 3 bedroom cottage is the ideal first home or investment opportunity. With space for a granny flat (STCA) or room to extend the current house, this much loved family home is ready for its lucky new owners & features:

- Huge master bedroom with built in robes
- Timber floorboards throughout
- Separate living area for the kids with split system A/C
- 2.9 metre ceilings
- Open plan kitchen
- Spacious main bathroom
- Enormous 2nd living area / dining room with plenty of room for entertaining
- Spacious rear entertainment deck
- Fully fenced & private backyard, ideal for kids & pets
- 556 sqm block
- Off street parking for cars, caravan or boat
- Approx 10min (800m) stroll to Woy Woy town centre & train station

This is a fantastic opportunity for first home buyers or investors, in a very convenient location, that **MUST** be on your inspection list! Contact Liam McAuliffe on 0432 448 154 to arrange a private inspection. **DISCLAIMER:** We have obtained all information herein from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. **LOOKING TO BUY BUT NEED TO SELL FIRST?** There are many options available to make this transition possible. The team at Ray White Umina Beach are here to assist and make this transition as simple and stress free as possible. Contact us to find out more.