

**148 Paton Street, Woy Woy, NSW 2256**

**Raine&Horne.**

**House For Sale**

Friday, 17 May 2024

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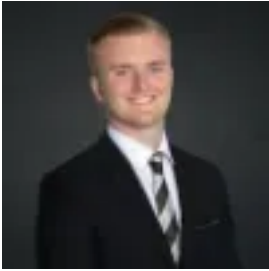
**Bedrooms: 2**

**Bathrooms: 1**

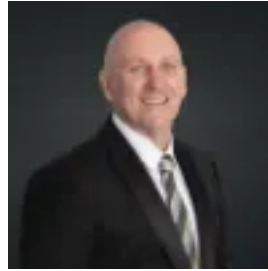
**Parkings: 1**

**Area: 556 m2**

**Type: House**



Jack Keenan  
0243415688



David Keenan  
0243415688

## **Guiding \$895,000**

- EXISTING HOUSE: 2 BED / 1.5 BATH / 1 CARPORT - 2ND DWELLING AS PER DA APPROVAL: 2 BED / 1 BATH / 2 CAR PARKING Calling all investors and/or first home buyers, this property is the perfect opportunity to develop the DA approved two bedroom grannyflat (or extend the existing house S.T.C.A).The property is set on approx. 556sqm of flat land and is located in a prime Woy Woy location, only moments from the Woy Woy CBD, shops and railway. There is a great, long-term tenant currently in place making this the perfect opportunity to keep the tenant while you develop the grannyflat. ALL DA DOCUMENTS AVAILABLE UPON REQUEST Existing house:- Two good sized bedrooms, main with built in & air conditioning- Separate living & dining rooms, air conditioning in living room- Updated bathroom with floor to ceiling tiles- Carport plus open car spaces & drive through access to the back yard- Upon completion of grannyflat, the combined potential future rental income would be in the vicinity of \$1,100 per weekNote: A competitive fixed price building quotation for the granny flat can be arranged if requested.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.