

**34 Paton Street, Woy Woy, NSW 2256**

STONE

**House For Sale**

Tuesday, 7 May 2024

34 Paton Street, Woy Woy, NSW 2256

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 670 m2**

**Type: House**



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## CONTACT AGENT

This is a classic original Woy Woy cottage on a spacious 670sqm of land with access to Ocean Beach Road which presents a range of opportunities for renovation, extension, or redevelopment. The R1 zoning and 3m wide access to Ocean Beach Rd further enhance its potential. With its 3 bedrooms and off-street parking, it offers a cozy living space with room for improvement. The underdeveloped land holds significant potential for growth, making it an attractive option for first-time homebuyers or investors looking to capitalize on its location and size. Its proximity to the CBD and train station adds to its appeal, offering convenience and accessibility. Whether you're considering renovating, extending, or exploring development possibilities, this property seems to offer a promising investment opportunity.