

**39 Dunalban Avenue, Woy Woy, NSW 2256**

**House For Sale**

Wednesday, 12 June 2024

39 Dunalban Avenue, Woy Woy, NSW 2256

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 443 m2**

**Type: House**



Phil McCord  
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Kristy Thomson  
0243414555

## Expressions of Interest !

WITH ADDED ROOM FOR THE TEENAGER !Set in a very quiet street in Woy Woy, is this fabulous little 2 bedroom home and a converted studio garage in the backyard, with rear lane access.The lovely little home comprises of a large living area on entry, a stylish modern kitchen, a large main bedroom, an updated bathroom and a walk through 2nd bedroom, that leads out to the very sunny North facing rear deck, with the existing carport at the entry of the home, currently utilised as a 2nd outdoor entertaining area.The double colorbond garage at the rear of the block has been converted to an awesome studio/teenage retreat, with a new kitchenette and a stunning separate bathroom.This lovely property would have a combined current rental return of around \$720 per week.With the bus stop and Woy Woy South Primary School at the end of the street, it is an ideal home for the young family starting out, so call Phil McCord now on 0417 260056 to arrange an inspection.Rates \$1,606.24 per annumSewer/Water \$994.02 per annum + usageDISCLAIMER : One Agency Umina Beach - Woy Woy have taken all reasonable steps to ensure the accuracy of the displayed information. Purchasers are advised to make their own enquiries to ensure all information displayed is an accurate representation of the property.