

# 45 Trafalgar Avenue, Woy Woy, NSW 2256

## Sold House

Friday, 1 March 2024

45 Trafalgar Avenue, Woy Woy, NSW 2256

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 486 m2**

**Type: House**



Kristy Thomson  
0243414555



Paul Climpson  
0432222306

**\$800,000**

NEAT AS A PIN !IDEAL FOR GRANNY FLAT WITH REAR LANE ACCESS ! (STCA) Positioned close to transport, schooling and Ocean Beach Surf Club at the end of the street, is this neat and tidy 2 bedroom, 1 bathroom home with rear lane access. The home features 2 bedrooms with built in wardrobes & ceiling fans, air conditioned open plan living / dining that is full of natural light, and a neat & tidy bathroom and kitchen. Fully fenced, with a single carport and established gardens surrounding the home, this home has a great feel and must be on your list to inspect ! For first home buyers, it represents excellent value and a property that you can add value too rather than paying a higher price for a renovated property. Investors take note, the back yard is perfect for a new 2 bedroom secondary dwelling (STCA). The rear lane is only short, making it more desirable than most other on the market. Approx rental return for house is \$520.00 per week. Don't delay ! Call Paul Climpson 0432 222 306 or Kristy Thomson 0481 143 307 to schedule your inspection. **DISCLAIMER:** 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.