

99 Paton Street, Woy Woy, NSW 2256



House For Sale

Friday, 19 April 2024

99 Paton Street, Woy Woy, NSW 2256

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 696 m2

Type: House



Brian Roy

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Contact Agent

With nothing to spend this dual occupancy property would suit a range of buyers including owner occupiers, retirees wishing to supplement income or astute investors looking to invest in one of the Central Coast's most convenient and sought after locations offering exceptional opportunity for Capital Growth. The main house comprises 3 bedrooms all with built in wardrobes, a large open plan living/dining/kitchen area, gas cook top, stainless steel appliances, full modern bathroom, an amazing outdoor undercover entertainment area and private fully fenced backyard with mature avocado tree. Freshly painted with new LED lights, air conditioning, ceiling fans, plantation shutters, floating timber floors and solar roof panels it offers economical and low maintenance living. The near new council approved 2 bedroom granny flat, with high ceilings, modern fixtures and fittings throughout, provides open plan living, dining and kitchen, a single bathroom/ laundry, air conditioning, built in wardrobes, storage sheds and a large north facing timber deck perfect for entertaining or alfresco dining. The recently erected front privacy fencing, single carport with additional gated off street secure parking for two vehicles including boat or caravan complete this enviable package. Occupying a large level 696 square metre block with 15.4 metre street frontage and R1 zoning it provides the future opportunity to redevelop as villas or townhouses. (S.T.C.A) Ideally located in close proximity to Woy Woy Town Centre, rail links to the Sydney CBD and Newcastle, schools, cafes, restaurants, public transport and only minutes to local waterways and pristine ocean beaches it offers a highly attractive and convenient lifestyle opportunity. Please call Brian on 0412 230 500 for further information or to arrange 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!