

31 Watkin Ave, Woy Woy, NSW, 2256



House For Sale

Wednesday, 14 August 2024

31 Watkin Ave, Woy Woy, NSW, 2256

Bedrooms: 6

Bathrooms: 3

Parkings: 4

Type: House

4 BEDROOM REFURBISHED HOUSE + 2 BEDROOM C.A GRANNY FLAT.

Introducing to the market this beautifully refurbished, single-level home featuring four bedrooms, along with a modern, council-approved, two-bedroom granny flat built just two years ago. Conveniently located near all services and attractions on the Peninsula, this property is a must-see for large families and Investors alike.

Upon entering the main home, you'll be impressed by the meticulous attention to detail. The tinted front windows provide added privacy and help keep the home cool during hot summer days, complemented by reverse cycle air-conditioning. The open-plan dining, living, and kitchen area exudes luxury with top-of-the-line finishes. The gourmet kitchen is undoubtedly the centerpiece, boasting a custom design with no expenses spared. It features 40mm thick bench-tops, an extra-large island bench with double "butler style" deep sinks, and high-end Westinghouse smart appliances that are rarely found in similar refurbished homes.

The spacious master bedroom is situated at the back of the home for privacy, featuring a walk-in robe and an en-suite. Additionally, there are three more bedrooms: two double bedrooms with built-ins and a fourth single-sized bedroom. These bedrooms are serviced by a near-new, extra-large, stunning bathroom sure to impress.

Outside, you'll find a fantastic entertaining deck leading to a grassed area and a large powered shed with ample storage for tools and the kids toys. The granny flat, which is custom-built and council-approved, complements the main house and includes, 2 bedrooms, one bathroom, a combined dining/living area, a neat modern kitchen with induction cook-top and reverse cycle air-conditioning. For security, it offers remote-controlled gated access leading to a two-car, sail-covered carport right at the doorstep.

This property is ideal for large families, in-laws, or as a high yielding rental, or Airbnb opportunity. It's the perfect package, offering numerous extras and options that stand out in comparison to others.

Council rates: Approx. \$1,762:00 per yr.

Water/Sewer. Approx. \$1,142:00 per yr.

* Permanent rental:

- House approx: \$750:00 per week.

- Granny Flat approx: \$480:00 to \$500:00 per week.

If you need to sell before you purchase?, feel free to call Scott for a no-obligation FREE market opinion, on mob: 0457 141 346.

* Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy.