

**36 Moana Street, Woy Woy, NSW 2256**

**McGrath**

**House For Sale**

Friday, 5 April 2024

36 Moana Street, Woy Woy, NSW 2256

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 7**

**Area: 556 m2**

**Type: House**



Tom Leivers  
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## **Guide \$1,100,000**

Outstanding opportunity for a dual occupancy property within walking distance of Woy Woy town centre, Deepwater Plaza shopping centre and Woy Woy train station. Ideal for Sydney commuting and a perfect setup for a dual income investment or a large family needing extra space. - Full U-shaped driveway, double carport and a large single garage at the rear- Twenty Solar panels with 5kw inverter; hardwood timber floors; new ceiling fans- Three-way bathroom with separate bath and shower, perfect for families- Large internal laundry with external access and secondary toilet.- Huge U shaped kitchen; serving bench ceramic tops and immense storage- Organic open plan flow into the Dining area and spacious lounge area- Undercover porch leading to fully functional spa at the rear of the home- Self contained granny flat with a/c; adjoining garage and undercover entry- Large undercover outdoor entertaining area with floor to ceiling blinds at rear - Walking distance to shops, train station, cafes, restaurants and public waterfront

**KEY DETAILS:**Council Rates \$1,725pa  
Water Rates \$994pa