

**2/13 Waratah Avenue, Woy Woy, NSW 2256**



**Villa For Sale**

Wednesday, 26 June 2024

2/13 Waratah Avenue, Woy Woy, NSW 2256

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 147 m2**

**Type: Villa**



Ty Reynolds  
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## **FOR SALE - CONTACT AGENT**

**WHAT IS ON OFFER:** This villa consists of three bedrooms, two bathrooms, single lock up garage, large kitchen with island bench, modern appliances and airy interiors. The layout is an open plan design with entertaining in mind and a bright sunny courtyard. **WHERE IS THE PROPERTY:** Waratah Avenue is a small street that is close enough to town and the station you could walk, yet far enough away to enjoy peace and quiet. The villa is situated in middle of three units making this a small boutique complex. In this location you are within driving distance to Umina beach, there are public transport options and 15 mins to M1. **WHY SHOULD YOU BUY THIS HOME:** This property has ducted air conditioning, en-suite and walk in robe to the main, a generous living/dining area, large courtyard with access off the main and a functional kitchen layout. It is modern, easy to look after, close to town and with self managed strata would be the perfect set and forget investment or owner occupier home. If you would like to discuss this property in further detail or would like to arrange an inspection please call Ty Reynolds on 0498 880 826.