

**32 Boronia Ave, Woy Woy, NSW 2256**

**Sold - \$855,000**

House 2  1  1 



## Perfect First Home, The Ideal Stepping Stone!

This immaculate 2 bedroom residence, is perfectly located within close proximity to local schools, shopping centres and public transport. The property is situated on a level 556 square metre, parcel of sun-drenched land. Key features include:

- Open plan living.
- Light filled interiors.
- Large backyard, with potential to build a granny flat, STCA.
- 2 Bedrooms.
- Timber flooring throughout.
- Huge potential to extend, and value add.
- Approximately 4 minutes to Woy Woy Station.
- Walking distance to local sports grounds and Everglades golf course.
- Approximately 45 minutes to Wahroonga.

**Open for Inspection**

By Appointment.

Properties like this don't last long, so for all enquiries or to arrange an inspection please contact Ben Crain, 0405 961 131 or Lilli Mitchell, 0416 706 839.

### Listed By



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