

34 Paton St
WOY WOY



34 Paton Street Woy Woy, NSW

3

2

Walk To Train Station and Deepwater Plaza Woy Woy

This is a classic original Woy Woy cottage on a spacious 670sqm of land with access to Ocean Beach Road which presents a range of opportunities for renovation, extension, or redevelopment. The R1 zoning and 3m wide access to Ocean Beach Rd further enhance its potential.

With its 3 bedrooms and off-street parking, it offers a cozy living space with room for improvement. The underdeveloped land holds significant potential for growth, making it an attractive option for first-time homebuyers or investors looking to capitalize on its location and size.

Its proximity to the CBD and train station adds to its appeal, offering convenience and accessibility. Whether you're considering renovating, extending, or exploring development possibilities, this property seems to offer a promising investment opportunity.

Price: CONTACT AGENT
Council Rates: \$436.98 p/q
Water Rates: \$248.50 p/q



Adrian Knight

0410 407 188



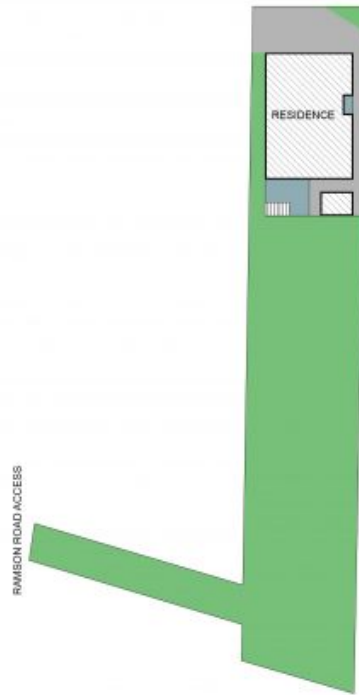
Jake Smith

0423 284 610

34 Paton St
Woy Woy



Floor Plan



Site Plan

Internal Area: 76sqm

The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.