

STONE



3/32 Victoria Road Woy Woy, NSW

3 2 1

### Spacious 3-Bedroom Villa Combining Lifestyle and Convenience in Woy Woy

This 3-bedroom villa combines smart, low-maintenance living with generous, light-filled spaces. Tucked at the rear of a boutique complex of just three, it offers practical functionality, seamless indoor-outdoor flow, and private rear-lane access. Located just minutes' walk from Woy Woy shopping centre, train station, and foreshore, it balances comfort, convenience, and lifestyle.

**Price:** \$800,000 - \$850,000  
**Council Rates:** \$1,212.59/year (approx)  
**Water Rates:** \$1,099.08/year (approx)



**Zen Frediani**

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**Lian O'Grady**

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WOY WOY



TOTAL : 120 sqm  
INTERNAL: 79 sqm  
EXTERNAL: 41 sqm

PLEASE NOTE: These Floorplan + Site Plans have been generated for marketing purposes and are to be used as a guide only.  
While all care is taken, no guarantee can be given in respect of accuracy, sizes and dimensions are approximate, actual may vary.

