



## 2/12 Woodward Avenue Wyong NSW

2 1 1

This light and bright villa features a comfortable layout that includes 2 large bedrooms both with built-in robes, open plan living room with air conditioning and a 2 year old kitchen, a laundry, private fully fenced courtyard and a single carport with storage.

Located within walking distance to shops & transport the home provides quiet, comfortable, low maintenance living, ideal for the retiree, home buyer or investor.

Walk to local shops and IGA 210m  
Walk to Wyong Public School 350m  
Walk to Wyong High School 1.3km  
Walk to Wyong Station 1.7km

Currently returning \$305 per week. Investors can expect to increase to a return of \$330- \$350 per week.

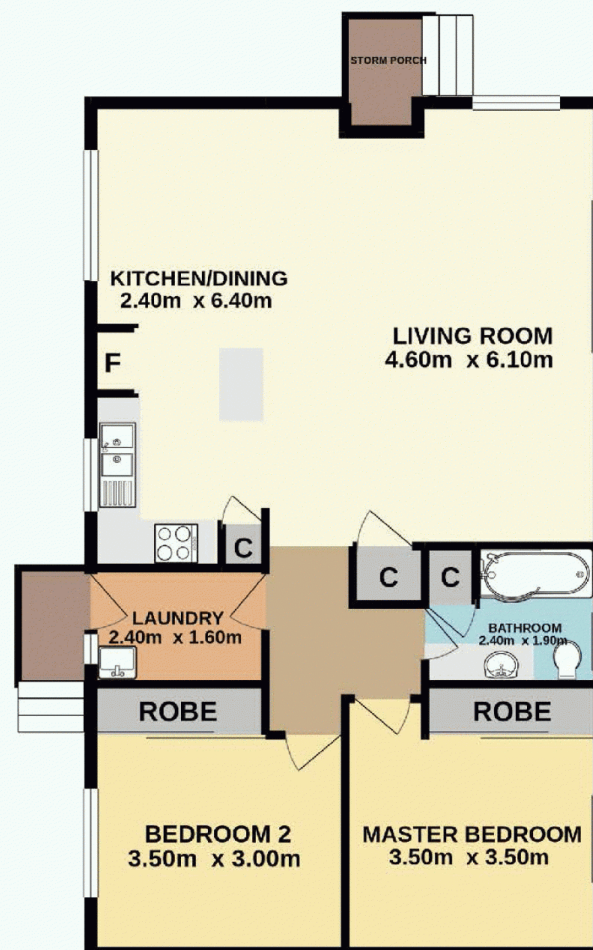
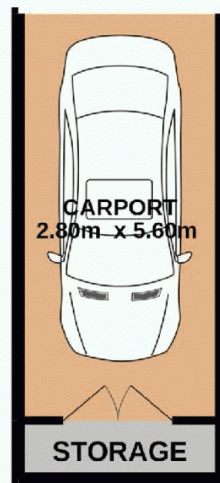
**Price** : \$ 450,000  
**Land Size** : 195 sqm  
**View** : <http://www.coastwidefn.com.au/sale/nsw/central-coast-region/wyong/residential/villa/6679394>



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Total Approx. Floor Area 99.4 SQ.M.

Measurements are approximate. Not to scale. For illustrative purposes only. Boundaries are approximate.

SITE PLAN

