



## 9 Cohen Street Wyong NSW

4 2 2

Privately nestled in a quiet cul-de-sac and backing onto bush reserve, this property features a modern 3 bedroom home, a detached double garage with a self-contained studio flat on top.

- The main home features 3 bedrooms with robes. Spacious lounge and a separate dining area off the kitchen. Currently returning \$330 per week.

- The studio flat features open plan living room, bedroom, walk in robe, bathroom and a kitchen. Expected rent return of \$240 - \$260 per week.

- The studio sits above a large double garage.

- Set on an elevated 535 sqm block, the home and studio enjoy views over town and catch the fresh breeze as it

**Price** : \$ 460,000  
**Land Size** : 535.7 sqm  
**View** : <https://www.coastwidefn.com.au/sale/nsw/central-coast-region/wyong/residential/house/5751319>

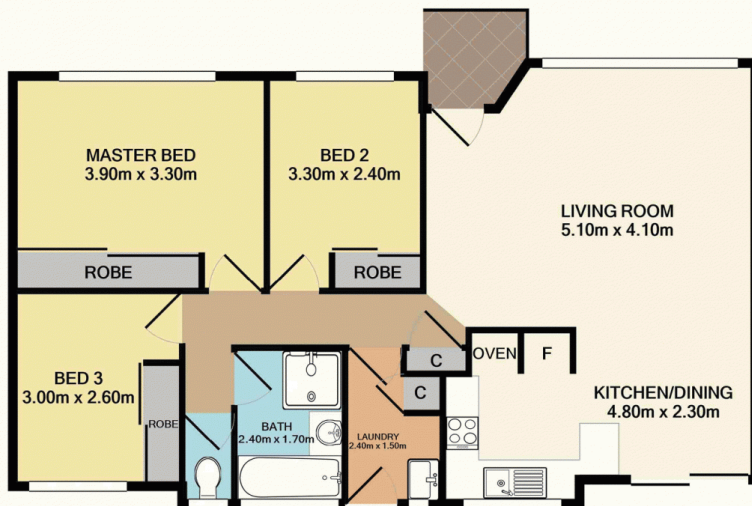


**Adrian Simpson**  
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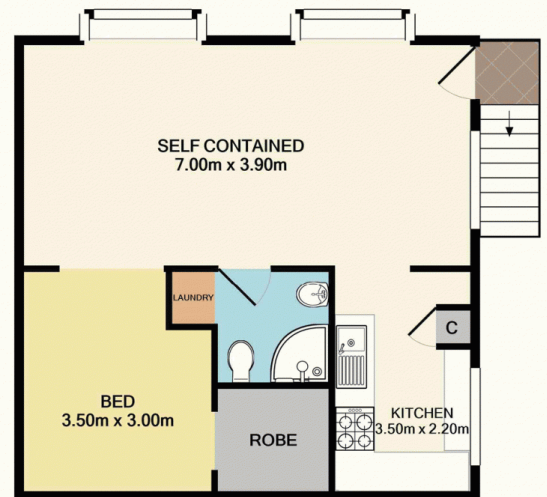
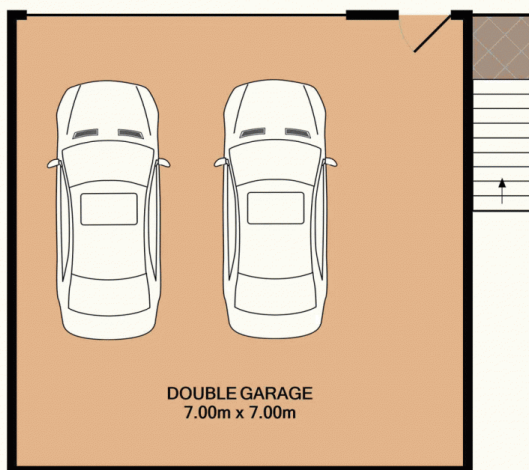
<https://www.coastwidefn.com.au>

We sell, rent and manage Real Estate, Residential, Lifestyle and Commercial across the Central Coast





Lower Level  
122.3 SQ.M.  
1316 SQ.FT.



Upper Level  
50.4 SQ.M.  
543 SQ.FT.

Total Approx. Floor Area 172.7 SQ.M. 1859 SQ.FT.

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

## SITE PLAN

