

WATERFRONT LUXURY MEETS SUNSHINE LIVING



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45 Waterview Street, Woy Woy

\$2,200,000 - \$2,400,000

Welcome to a rare opportunity to secure a premium waterfront lifestyle in the heart of Woy Woy. Positioned in one of the suburb's most tightly held streets, with a Perfect North/North East aspect is this stunning two-storey, three-bedroom home offers the perfect blend of relaxed coastal living and practical everyday comfort – all with breathtaking water views from multiple rooms. Whether you're entertaining friends on the deck, launching a kayak from your private jetty, or simply enjoying the ever-changing scenery of the waterfront, this home delivers an unbeatable lifestyle.

- Absolute waterfront position with your own private jetty – ideal for boating, fishing, or enjoying the peaceful outlook
- Sun-drenched interiors all day long, with a light-filled open layout across both levels
- Multiple living areas over two levels offering flexibility for families, guests, work-from-home setups or investors.
- Three generous bedrooms with built-ins, and two well-appointed bathrooms
- Spectacular water views from the living room, dining, kitchen, ground level bedroom and upstairs master suite

Property ID: L36148633

Property Type: House

Garages: 2

Land Area: 550.0 sqm

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- Double lock-up garage plus additional carport & open parking spaces for guests, trailers, or watercraft
- Spacious kitchens upstairs & downstairs with plenty of storage and connection to indoor/outdoor entertaining spaces
- Large front yard flowing directly to the water – a perfect spot for summer BBQs, kids to play, or simply soaking in the views
- Spacious backyard with secondary entertainment / BBQ area with lawn gardens and paved courtyard.
- Short drive to Woy Woy CBD which includes, Woy Woy train & bus station, commuter carpark, Deepwater plaza, Woy Woy waterfront and local schools

Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.