



46 Woolana Avenue, Budgewoi

## Amazing Opportunity!




Set on an 556sqm block in the heart of Budgewoi is this amazing opportunity. This 2 bedroom pole home maximises this location.

Upstairs 2 large bedrooms, a family bathroom and an open plan kitchen - living dining room that runs the full width of the home, giving views over the top of Budgewoi.

Downstairs there is an utility room currently used as a 3rd bedroom, 2nd bathroom and a garage. Under house car parking plus under cover parking for boat or caravan. With side access down both sides of the home this property is perfect for a granny flat STCA.

Call Norman Schwarz 0412 559 425 to arrange your private inspection.

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### FOR SALE

Please Call

### AGENTS

Damian Montgomery

0414 856 932

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Norman Schwarz

0412 559 425

[nschwarz.budgewoi@ljhooker.com.au](mailto:nschwarz.budgewoi@ljhooker.com.au)

### AGENCY

LJ Hooker Budgewoi | Toukley

(02) 4390 5555

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 **LJ Hooker**

## MORE DETAILS

Property ID                   NHVHPC  
Property Type               House  
Land Area                   556 m2  
Including                     Air Conditioning  
                                  Toilets (2)  
                                  Outdoor Entertaining  
                                  Secure Parking  
                                  Fully Fenced

### **Damian Montgomery 0414 856 932**

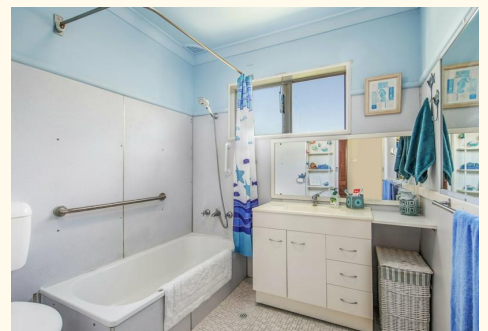
Principal, Licensed Agent, JP |  
dmontgomery.budgewoi@ljhooker.com.au

### **Norman Schwarz 0412 559 425**

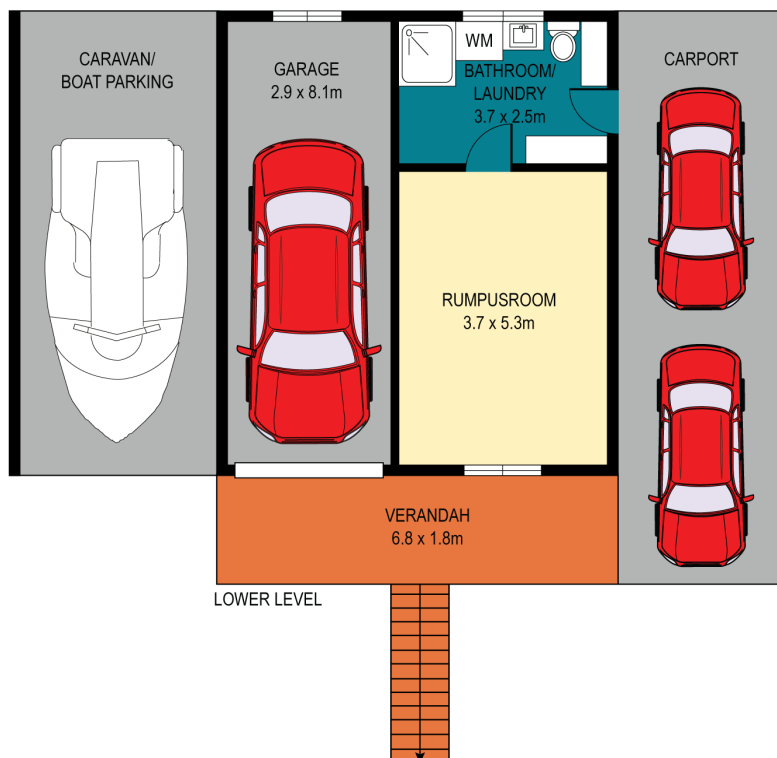
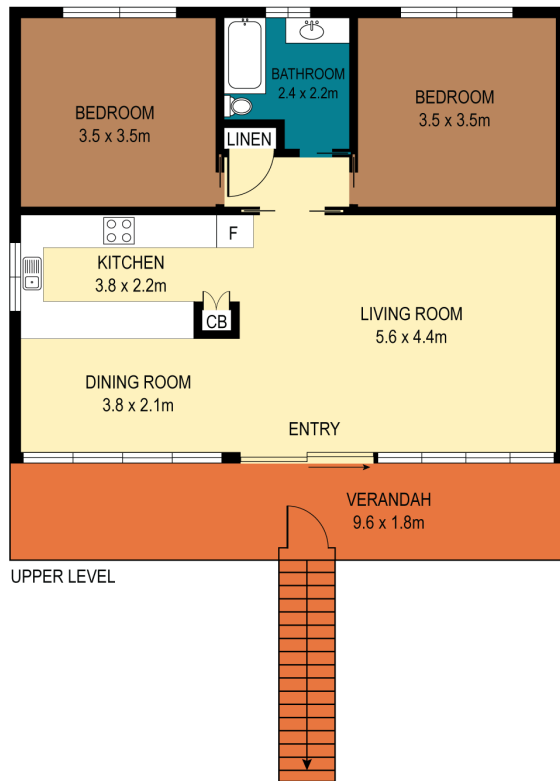
Sales - Licensed Agent | nschwarz.budgewoi@ljhooker.com.au

### **LJ Hooker Budgewoi | Toukley (02) 4390 5555**

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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

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