



**Woy Woy, NSW**  
65 Ocean Beach Road

**3** **1** **2**  
BED BATH CAR

**Opportunity 904sqm, DA Approved 12 units - Prime location**

"Attention builders, developers, and investors! This prime location offers an incredible opportunity for you. Situated on a generous 912sqm of land, this property is a gem waiting to be discovered.

With DA approval for 12 units, All the hard work has been done. Request a full copy of the DA Approved plans and start building. You can tap into the high demand in this area and turn this real estate into a lucrative investment. The location is simply unbeatable, with its close proximity to a shopping centre, hospital, and public transportation. Convenience is at your fingertips!

Not only is this a great investment opportunity, but it's also a high-demand area for rental properties. Tenants will be lining up to secure a spot in these units. With its ideal location just 5 minutes away from the beach and a short train ride to Hornsby, this beach suburb offers the perfect lifestyle for residents.

**offers invited**

**Contact:** Andrew Merton  
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0432081190

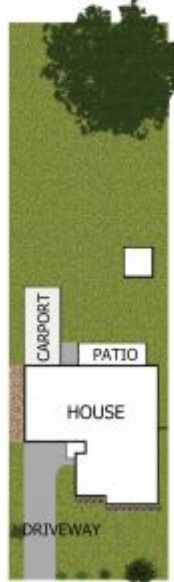
**Type:** House  
**Land:** 904Square Metres

<https://www.andrewmerton.com.au>



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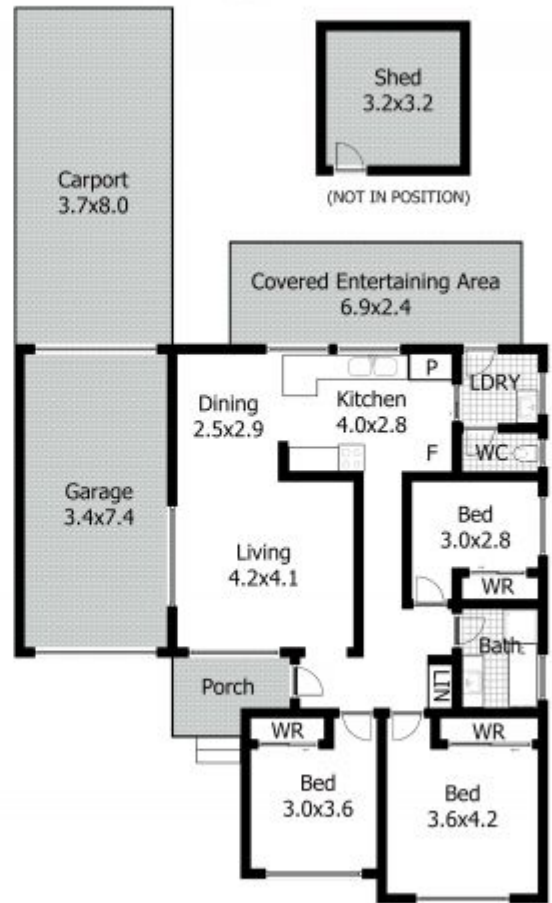
### SITE PLAN



### DISCLAIMER:

This floor plan is used for marketing purpose only and is subject to errors and inaccuracy. The marketing Agent & N2 Media will not accept any liability. Interested parties should make and rely on their own enquiries.

### FLOOR PLAN



Plans shown are only indicative of layout. Dimensions are approximate.

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