

**1/15 Pozieres Avenue, Umina Beach, NSW 2257**



**Villa For Sale**

Friday, 2 February 2024

1/15 Pozieres Avenue, Umina Beach, NSW 2257

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



John Carey  
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## Contact Agent

With only two villas in the complex and no strata fees, this very private, low maintenance villa would be an ideal home or investment. It has been freshly painted throughout, has new laminate flooring and carpet throughout, spacious living areas and is situated in a convenient location with only a short walk to the new Lone Pine Plaza. Other features include:- Single lock up garage with automatic door and internal access to the villa, as well as secure off-street parking in the front courtyard- Three good sized bedrooms with built in robes.- Bathroom with a full bath, separate shower and separate toilet- Spacious living and dining area with access to outside through sliding glass doors- Galley style kitchen with a large pantry and lots of cupboard space- New laminate flooring throughout the living areas- New carpet in each bedroom- Ducted air conditioning for heating and cooling- Ceiling fans in the living and dining areas- Fully fenced, low maintenance, very private front courtyard - No strata fees! Only minutes from the home you have access to public transport, supermarkets, chemists, medical services, and a variety of shops, cafes and restaurants. Distances to note:- 100m from bus stop and the new Lone Pine Plaza which includes an IGA Supermarket and medical centre.- Approx 1km to Umina Beach CBD - Approx 1.3 km to patrolled Umina Beach- 5-minute drive to Woy Woy train station- 5-minute drive to Deepwater Plaza shopping centre- 15 minute drive to the Sydney/Newcastle M1 Motorway This lovely villa will not last long so be quick and call John Carey now on 0417 683 925 to arrange an immediate inspection. If you are currently not in a position to purchase a property and need to sell first, I would be more than happy to provide you with a confidential market appraisal for your property. Please call me on (02) 43 444 666 or 0417 683 925 to schedule a chat. To view all the homes we have for sale, please visit [www.randwuminabeach.com.au](http://www.randwuminabeach.com.au) Disclaimer: Richardson & Wrench Umina Beach 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.