

**206 Trafalgar Avenue, Umina Beach, NSW 2257**

**House For Sale**

Thursday, 4 April 2024



206 Trafalgar Avenue, Umina Beach, NSW 2257

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 474 m2**

**Type: House**



Ian Willis  
0421780513



Jessica Warren  
0483228944

**\$1,100,000- \$1,150,000**

This dual income producing house and granny flat would be an excellent addition to your investment portfolio or will help you pay off the mortgage while you live in one and rent the other! The main house features:- Three bedrooms plus small study- Ensuite bathroom to main- Undercover rear entertaining area- Level grassed yard- Currently rented for \$620 per week The granny flat features:- Unique two level design- Main living area, kitchen & bedroom upstairs- Second bedroom or living area downstairs- Single carport and rear lane access- Currently rented for \$385 per week to long term tenant The property is located a level 1.2km (approx) to the Ocean Beach SLSC club and 3.5km to Woy Woy train station. Our property manager estimates that the current \$1005 p/w return could be increased to \$1050 p/w to bring in line with current market demand. For all inquiries Ian Willis 0421780513.