

**22 Pozieres Avenue, Umina Beach, NSW 2257**



**Sold House**

Tuesday, 26 March 2024

22 Pozieres Avenue, Umina Beach, NSW 2257

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 531 m2**

**Type: House**



Josh Canellis  
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**\$1,250,000**

This single level brick & tile home and modern 2-bedroom granny flat with private rear lane access offers a superb investment opportunity in a wonderfully convenient location close to schools, shops, transport and popular Umina Beach. The original house with further scope to improve features three bedrooms with built-in robes, a 2-way bathroom that doubles as an en suite, a functional kitchen, and open plan living and dining. Outside, it offers fully fenced front and rear yards, a carport, and storage shed with additional bathroom. The modern granny flat boasts 2 bedrooms with built-in robes and ceiling fans, an L-shaped layout with floorboards and air conditioning, and a functional bathroom and kitchen complete with gas cooktop, dishwasher and casual bench seating. It also enjoys a private courtyard and tandem carport which doubles as an outdoor entertaining area. An easy 10-minute walk to the shops, and just a 3-minute drive to popular Umina Beach and Umina Beach Public School, convenience and a laidback coastal lifestyle is guaranteed! Together, the potential rent return is approximately \$1,100 per week at current market value. Don't miss this fantastic investment opportunity. For more information OR to book an inspection, please call Josh Canellis on 0498 112 699.