

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



**Sold House**

Friday, 12 April 2024

289 Trafalgar Avenue, Umina Beach, NSW 2257

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 474 m2**

**Type: House**



Rod Dillon  
0243441122



Chris Barnes  
0243441122

**\$945,000**

This unique property comprising an original 2-bedroom cottage on a 474sqm parcel of land with rear lane access and E1 Local Centre Zoning presents a multitude of options for the savvy investor or developer. With a stellar location just around the corner from the main street of Umina and 500 metres to Ocean Beach, it's the perfect place for both a residential or commercial project, so will likely appeal to a range of buyers. For further details and to discuss the possibilities, please get in touch with Rod Dillon on 0410 465 670 or Chris Barnes on 0402 141 007. Key Features:

- Excellent investment potential in a highly sought-after area
- 474sqm parcel of land with rear lane
- E1 Local Centre zoning
- 2-bedroom cottage with functional kitchen and bathroom and sunroom
- Freestanding garage
- Fully fenced with off-street parking
- Proximity to vibrant town centre
- 5-minute walk to Ocean Beach with surf club and kiosk

\* Some images included in the listing have had personal effects removed to protect occupant privacy and to help showcase the true potential of spaces in the home.