

**3/6 King Street, Umina Beach, NSW 2257**



**Villa For Sale**

Monday, 3 June 2024

3/6 King Street, Umina Beach, NSW 2257

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 171 m2**

**Type: Villa**



Matthew Kidd  
0417230732



Tiffany Mooney  
0406398432

**\$750,000 - \$795,000**

This villa is a standout property on the Peninsula, offering space, comfort, and modern amenities. It's a two-bedroom villa that rivals the size of many three-bedroom homes, making it an excellent choice for those seeking extra room and luxury. Having been maintained meticulously by its current owner, the villa is in near-new condition despite being approximately nine years old. You can move in without needing to make any improvements. This villa offers a blend of luxury, convenience, and security, making it an attractive option for discerning buyers. Act quickly to inspect this property, as high-quality homes like this are in demand and won't stay on the market for long.

Additional features:- Adjacent to Ettalong Bowling Club with convenient Access, close to public transport- Prime Location; just a short, level walk to shops, cafes, and other amenities- Fully ducted, reverse cycle air-conditioning throughout for year-round comfort- Showcasing light-filled open plan living with defined lounge and dining areas- Caesarstone benchtops and gas cooking for a stylish and functional kitchen space- Ultra-low maintenance courtyard facing north, with a covered patio ideal for relaxation or entertaining- Two large bedrooms, each with generously sized and fully fitted built-in robes- Central bathroom featuring high-quality floor-to-ceiling tiles, Natural Gas HWS- Remote single lock-up garage with dual roller doors for drive-through access to the courtyard, plus internal access- Energy Efficient featuring LED lighting throughout the villa for reduced energy consumption- Located within a secure complex featuring remote gated access with intercom and a security alarm system

APPROXIMATE KEY DETAILS  
Council Rates: \$1,111 per annum  
Water Rates: \$913 per annum  
Strata: \$460 per quarter  
Rental Estimate: Approx \$500 - \$520 per week

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