

**4/56 Ryans Road, Umina Beach, NSW 2257**



**Villa For Sale**

Thursday, 15 February 2024

4/56 Ryans Road, Umina Beach, NSW 2257

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Ben Crain  
0243442511



Luke Brien  
0243442511

## Contact agent

Generous in size is this lovely 3 bedroom brick and tile villa. It is located in a peaceful area of Umina Beach and is only a short walk to local schools and parks or a quick drive to Woy Woy Railway station, local shops, and Umina Beach. Features of the property include:- spacious and open plan living area that flows out to a private low maintenance courtyard with a covered deck area and bush outlook.- The kitchen is in excellent condition with loads of storage and natural gas cooking.- Three good sized bedrooms with built-in robes- A tidy bathroom with a separate toilet - single lock up garage with internal access.- Seperate laundry with 2nd toilet - Natural gas cooking, heating and hot water - Secure complex with additional visitor parking - Current rental return of \$550 per week This is a surprising villa in a great location. Not many opportunities come up in this price range so act fast! For further enquiries please call Ben Crain 0405961131, Luke Brien 0416706839, or Aidan Trenbirth 0498880835