

**41 Hamilton Street, Tumby Umbi, NSW 2261**



**House For Sale**

Friday, 1 March 2024

41 Hamilton Street, Tumby Umbi, NSW 2261

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 661 m2**

**Type: House**



Scott Falconer  
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## Guide \$770,000

This four bedroom enchanting cottage seamlessly blends classic charm with contemporary updates, making it an ideal choice for first-time buyers or savvy investors. Nestled on a generous 661sqm block within close proximity to some of the Central Coast's most pristine beaches, Wyrabalong national park, trendy café precincts, and shopping hubs, this residence offers a perfect combination of convenience and style.- Open plan interiors create a welcoming atmosphere, embracing a single level layout - Well defined spaces cater to both living and dining needs, providing everyday function - Chic, modern kitchen boasts gas cooking, a convenient centre island, wood benchtops - Four thoughtfully designed bedrooms, offering space, comfort, and versatility- The fully fenced backyard provides a secure haven for children and pets to play- A separate studio with private access serves as an ideal home office- Enjoy year round comfort with air conditioning and timber flooring throughout- The flexible design of the property allows for future growth options and improvements - Close to schools, transport options, and local amenities, offering an enviable lifestyle - 20 minutes to M1, 90 minutes to Sydney, offers seamless connectivity for commuters

**KEY DETAILS:**Council Rates \$1,724pa  
Water Rates \$994pa