

**459 Ocean Beach Road, Umina Beach, NSW 2257**



**House For Sale**

Thursday, 8 February 2024

459 Ocean Beach Road, Umina Beach, NSW 2257

**Bedrooms: 2**

**Bathrooms: 1**

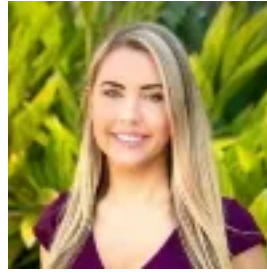
**Parkings: 1**

**Area: 556 m2**

**Type: House**



John Ienna  
0243427011



Amy Sherrin  
0243427011

## AUCTION

\* Quiet beach-end of Ocean Beach Rd \* Prime development site - 556m<sup>2</sup> R1 zoned\* Original home\* Rear lane access\* Approx 450m to the beach Uncapitalised properties in prime locations like this are becoming increasingly rare in this BOOM coastal locale..... so don't miss the opportunity to put your hand up at Auction for this must-sell opportunity. Positioned on a level 556m<sup>2</sup> (approx) lot featuring rear lane access is this much loved, original 2 bedroom beach cottage which is brimming with character and in need of a lot of TLC . This property is ideal for developers looking to buy into an enviable location at the lower price point since the improvements will essentially be thrown in for nothing! \* Knock down and develop 2 x dwellings - R1 Zoning and site proportions/size would support a 2 x unit villa/townhouse development, or side-by-side duplex (Subject to Council approval) - rest assured that the end product x 2 would sell like hot cakes in this location !\* Knock down and rebuild a single dwelling, or perhaps salvage the rough diamond that stands before us and enhance it with a substantial rebuild/extension- Prestige homes are in high demand and are routinely selling in the \$2,000,000++ range in locations like this. So the options are endless for home owners to secure a desirable slice of the Central Coast and create something truly special!Being within touching distance of pristine beach, schools and shopping precinct , this once-in-a-lifetime opportunity is all about location and the potential.\* Approx 450 metres to Umina Surf Club/Beach\* Approx 250 metres to West Street shops \* Approx 250 metres to Bus stop - offers regular services linking, Ettalong Beach and Woy Woy Railway \* Approx 7 minutes' drive to Woy Woy Train Station - from here, just over 1 hours' commute to Sydney CBD\* Approx 15 minutes' drive to the M1 motorway and approximately 1 hour to Sydney.\* Approx 3 minutes' drive to Ettalong foreshore where you can catch the Palm Beach ferry to the Northern Beaches\* Situated within Umina Beach Public School zone \* Approx 5 minutes' drive to exclusive Pearl Beach\* Approx 10 minutes' drive to Patonga Beach and Palm Beach ferry serviceDISCLAIMER: We have obtained all information herein from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.LOOKING TO BUY BUT NEED TO SELL FIRST? There are many options available to make this transition possible. The team at Ray White Umina Beach are here to assist and make this transition as simple and stress free as possible. Contact us to find out more.To view more properties, go to [www.raywhiteumina.com.au](http://www.raywhiteumina.com.au)Call now to arrange your private inspection! 02 4342 7011Covid-19 Inspection Advice - Please follow current Government advice.