

**61 Nowack Avenue, Umina Beach, NSW 2257**

**Raine&Horne.**

**Sold House**

Thursday, 28 March 2024

61 Nowack Avenue, Umina Beach, NSW 2257

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 487 m2**

**Type: House**



Andrew Persiani  
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Jack Lawler  
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**\$895,000**

Sitting at the quiet end of Nowack Avenue, this house and studio is waiting for an opportunistic buyer to come take advantage of its attributes. Not only can this property be added to your investment portfolio having two great tenants already in place, but also its ideal location and solid bones, makes it optimal for a full renovation to turn into your forever home. The two-bedroom house has a spacious open plan kitchen, living and dining while also accommodating a convenient carport. At the rear of the property is the light filled sunroom and North facing backyard allowing you to take full advantage of the summer sun. - House current rent is \$390pw & market rent is approx. \$460pw - Studio current rent is \$260pw & market rent is approx. \$340pw - 800m from West Street (approx.) - 1.4km from the beach (approx.)

Disclaimer: 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.