

**73 Hobart Avenue, Umina Beach, NSW 2257**



**House For Sale**

Friday, 26 April 2024

73 Hobart Avenue, Umina Beach, NSW 2257

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Area: 619 m2**

**Type: House**



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## For Sale - Contact Agent

**BRICK 3 BEDROOM HOME + APPROVED STUDIO + REAR LANE** Located in one of the most sought after locations in Umina Beach is this stunning 3 bedroom brick family home on a 619.7 Sqm block, it is within easy access to sought-after Umina Beach public school, sporting ovals, park lands, shops and the golden sands of Umina Beach. The home has been tastefully renovated throughout and has great open plan living areas, 3 generous bedrooms with built-in robes, a superb bathroom with floor to ceiling tiling, bath tub and double shower. A stunning kitchen with soft-close hinges, island bench and modern appliances, and an internal laundry with an additional shower and toilet. The north facing backyard is perfect for families who love to entertain, it has a large covered deck with a separate BBQ area and plenty of grassed area for the kids. Other outdoor features include a huge carport area with plenty of additional off-street parking, a level fully fenced yard, storage shed, water tank and bore pump. Another great feature of this property is the council approved studio. It has its own modern bathroom, air-conditioning, covered entertaining deck, parking pad and double gate access from the rear lane. Other features include -- Natural gas cook top, gas hot water and gas heating, split system air conditioning in house, - Power to the carport, - Outdoor lighting for decks on house and cabin - Sensor lights - Separate electrical meter for cabin - Outdoor power points on cabin and house - Secure private backyard with lockable gates - Established gardens with raised garden beds - Excellent rental return as an investment opportunity, dual income potential There is no money to be spent on this exceptional property, and in this great location, it will appeal to investors and owner buyers as it has great potential for both and there for it will not last long. Please call Damien McPherson on 0468 866 852 to arrange your inspection today. To view all the homes we have for sale, please visit [www.randwuminabeach.com.au](http://www.randwuminabeach.com.au)