

88 Lone Pine Avenue, Umina Beach, NSW 2257



Sold House

Tuesday, 12 December 2023

88 Lone Pine Avenue, Umina Beach, NSW 2257

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 537 m2

Type: House



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\$875,000

GREAT FIRST HOME OR IDEAL INVESTMENT! Sitting on a 537sqm level block with additional rear lane access is this neat & tidy 2-bedroom home, centrally located within a short drive to local schools, shopping centres, surfing beaches, Woy Woy CBD and train station. Offering two good size bedrooms, the main bedroom with walk-in robe and access to a Two-Way bathroom, separate living room, a large open-plan kitchen & dining area opening onto a generous size backyard. Whether you're looking to renovate, extend, or start from scratch, this property has so much potential and offers endless possibilities to create the perfect space for your family in a fantastic location. With the opportunity to add a granny flat (STCA), you can explore additional income potential or provide a separate space for extended family or guests. Key features are:

- Both bedrooms are carpeted with new blinds.
- Freshly painted throughout.
- The bathroom is neat & tidy with bathtub, separate shower and toilet.
- Generous living room with air-conditioning unit and new blinds.
- Kitchen needs some refurbishment to bring it back to its former glory.
- Internal laundry with a second toilet and scope for plenty of storage space.
- Off-street parking for two vehicles.

Council Rates - \$1,945.05 per year
Water Rates - \$994.02 per year excl. usage
Rental estimate - \$460 - \$480 per week

When location matters this property is situated approximately:

- 650 metres to the New Lone Pine Plaza
- 1.4 km to the local shops and cafes
- 4.0 km to Woy Woy Train Station
- Less than 2.3 km to Umina Beach & Ettalong Beaches
- The nearest bus stop on your doorstep

This one won't last long so be quick and call Francois Duverge now on 0487 342 467 to arrange an immediate inspection. If you are currently not in a position to purchase a property and need to sell first, I would be more than happy to provide you with a confidential market appraisal for your property. Please call me on (02) 43 444 666 or 0487 342 467 to schedule a chat. To view all the homes we have for sale, please visit www.randwuminabeach.com.au

Disclaimer: Richardson & Wrench Umina Beach 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.