

**42 James Smith Pl, Kincumber South, NSW, 2251**



**House For Sale**

Saturday, 24 August 2024

42 James Smith Pl, Kincumber South, NSW, 2251

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



John Carey

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## Renovator's Required

Welcome to 42 James Smith Place, Kincumber. This two-bedroom home is located in the Kincumber Nautical Village. The home needs renovation as it has a strong smoke odour and will require repainting, cleaning, new window coverings but has huge potential as it is priced to sell.

The home features include;

- Two good sized bedrooms with built in robes
- A large kitchen with plenty of cupboard, bench and storage space with gas cooktop, half dishwasher and generous pantry
- The lounge and dining space is open planned with laminate flooring throughout and carpets in the bedrooms
- The Bathroom has a shower bath combined, shaving cabinet, large vanity and separate toilet
- A spacious covered front veranda is the ideal spot for a coffee or tea and single carport for a motor vehicle
  
- The village amenities include, inground swimming pool, tennis court and function centre

This private and secluded retreat enjoys an exceptional location with close proximity to:

- Major shopping centres Woy Woy and Erina Fair
- Ettalong Beach, Umina Beach, Avoca Beach, Killcare Beach
- Woy Woy Railway and the M1 Motorway
- Empire Bay Tavern and local convenience store

This home has huge potential and will not last long, please call John Carey on 0417 683 925 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)

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 0417 683 925 to schedule a chat.

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.