

**6 Umina Place, Woodbine, NSW, 2560**

STONE

**House For Sale**

Friday, 9 August 2024

6 Umina Place, Woodbine, NSW, 2560

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Russell Wyer  
0414867707

## **Spacious family home with pool and granny flat potential**

Situated on a generous 728m<sup>2</sup> block in a quiet cul-de-sac, this expansive property offers a fantastic opportunity for both homebuyers and investors.

The residence has been thoughtfully extended to provide either four bedrooms or three bedrooms plus a large rumpus room, catering to various family needs.

Enjoy the polished timber flooring throughout much of the home and the benefit of a renovated bathroom plus second toilet.

An 8.1 m x 4.8m garage with an integrated workshop and additional undercover parking ensures ample space for vehicles and projects.

The side yard presents an excellent space for children and pets to play freely or could be an ideal spot for a granny flat, adding extra versatility to the property.

The inviting pool is a delightful feature, perfect for summer relaxation.

Located in the sought-after Woodbine area, you'll appreciate the convenience of Leumeah Station nearby and easy access to Sydney's M5/M7 motorways. The property is a 1.4km walk to Leumeah Station, and within the school catchment zones of Campbelltown North Public School and Campbelltown Performing Arts High School. The selective primary schools St Peter's Anglican and St John's Catholic Primary are located within a 4km radius..

With its potential for improvement and personalisation, this property is ideal for those looking to make their mark or for investors seeking value. Don't miss out on this exceptional opportunity!

NOTE: In preparing this, we have used reasonable endeavours to provide information that is true, however it is provided on the basis that readers will be responsible for making their own assessment of the information and are advised to verify all relevant representations, statements and information. All photographs and images are representative only, for marketing purposes.