

82 Ryans Road, Umina Beach, NSW 2257



House For Sale

Wednesday, 3 April 2024

82 Ryans Road, Umina Beach, NSW 2257

Bedrooms: 3

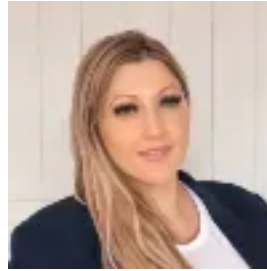
Bathrooms: 2

Parkings: 1

Type: House



John Ienna
0243427011



Kellie-Anne Hirst
0243427011

Auction Guide \$900,000

***ALL OFFERS CONSIDERED PRE-AUCTION - MUST SELL OPPORTUNITY !* VALUE-PACKED ELEVATED LEAFY HOME WITH TWO LIVING AREAS* BUILDING/PEST REPORT AVAILABLE** Nestled amongst the trees and easily accessible stands this private bush oasis. Peacefully positioned and tucked away, you will feel a million miles away situated on an elevated 664 square metre block enjoying year-round sunshine courtesy of the ideal north-easterly aspect. The home exudes a warm and inviting ambiance complimented with distant water and serene bush views from every room. The lower, entry level comprises of main entry which adjoins the second living room plus a large bedroom and full bathroom, making this an ideal master bedroom/retreat with full width veranda taking in the captivating outlook. This versatile space could be utilised as a home office, teenager's retreat or guest zone - the choice is your's. Upstairs is the main, open plan living space featuring high raked ceilings throughout, exuding an overwhelming sense of space and natural light. The functional floor plan includes lounge, dining and kitchen with island bench, opening onto full width verandah to take in expansive district and water views. This level also features full bathroom and a further 2 bedrooms with high raked ceilings. Adjacent to the kitchen at the rear is a terraced garden entertaining area complete with fire pit backing onto never-ending, pristine bushland with no neighbours. The ideal aspect and orientation of the home captures warm northern sunshine in winter and the cool summer seabreeze in summer providing year-round comfort. Approximately: - 1.18km to Lone Pine Plaza - 1.71km to Umina Beach Shops, Cafes & Restaurants - 2.22km To Ocean Beach & Surf Life Saving Club - 2.94km to Woy Woy Train Station **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. **LOOKING TO BUY BUT NEED TO SELL FIRST?** There are many options available to make this transition possible. The team at Ray White Umina Beach are here to assist and make this transition as simple and stress free as possible. Contact us to find out more. To view more properties, go to www.raywhiteuminabeach.com.au