

**3/172 Bourke Road, Umina Beach, NSW 2257**



**Villa For Sale**

Saturday, 29 June 2024

3/172 Bourke Road, Umina Beach, NSW 2257

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Stewart Power  
0243319733



Nicole Jackson  
0243319733

## **New Guide | \$690,000 - \$730,000!**

Idyllically set in a small, well-maintained complex of just four (strata levies only \$600.00/quarter), this spacious, single level, brick and tile villa affords a relaxing, low-maintenance lifestyle and enviable position, 60m to The Bourke Road "gourmet grocery" Store (a renowned, much loved identity since 1954), 290m to the bus stop, 900m to Ettalong Bowling Club, 1.7km (4 minutes' drive) to pristine beaches and cosmopolitan cafes, and restaurants at both Umina and Ettalong, and a mere 3.7km (7 minutes' drive) to Woy Woy CBD, train station, waterfront, and ferry! • Sun-drenched, private open front, and covered rear courtyards, both perfect for outdoor entertaining. • Spacious, sun-lit living with ceiling fan, LPG gas (heater) point, and split-system reverse cycle air conditioning. • Large kitchen with plentiful cupboard and bench space, tiled splashback, combined oven and grill, ceramic cooktop, and exhaust fan. • Sizeable dining. • Attractive timber veneer floors throughout living, dining, and kitchen. • Generously proportioned main bedroom with full-width built-in robe. • Second bedroom with built-in-robe, third bedroom with direct courtyard access. • Main bathroom with separate shower and bath. • Separate toilet with wash basin. • Internal laundry. • Single garage with secure front courtyard access. • Brand new 6.6KW Solar Power (Electricity) System. • The ideal home or investment property, permanent rental estimate \$600.00 per week!