



53 Brisbane Avenue Umina Beach, NSW

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Perfectly positioned with 720 SQM North facing yard

Positioned perfectly with the key family needs in mind - Walk to the beach - Walk to the shops - Walk to School AND with a huge north facing backyard.

53 Brisbane Avenue ticks all the boxes for those looking for a family home with room to extend or grow. This property is spoilt for space with the enormous private leafy back yard, four generous bedrooms, open plan living and dining plus a renovated bathroom.

Features include:

- 720 SQM North facing backyard
- 4 Bedrooms all with built in robes
- Renovated bathroom triple vanity and dual showerhead
- Large, renovated kitchen with breakfast bar overlooks the enormous north facing backyard
- Open plan living and dining
- Combustion fireplace for those warm winter nights
- Timber and tiled floors

Price: \$1,170,000
Council Rates: \$2,310.55/year (approx)
Water Rates: \$994.02/year (approx)



Joshua Young

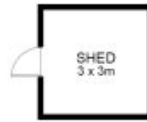
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The site plan and floor plan are not to scale; measurement are indicative in meters. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own inquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.