



1/73 Cambridge Street Umina Beach, NSW

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## Opportunity awaits

In need of some TLC this ideally located villa has easy access to transport, shops and the beach. Within a small and quiet complex of 2, this villa has an outdoor entertaining area and is an ideal opportunity for someone to update and enjoy or invest. An easy make over opportunity for new flooring, blinds and paint will transform this home.

- Spacious living area with separate dining space
- Kitchen and dining flow to outdoor undercover entertaining area
- Three bedrooms all with built-ins
- Single lock up garage with internal access
- Good size laundry with internal and external access
- Fans throughout
- Easy access to Woy Woy station or the freeway
- 60 minutes North of Sydney

**Price:** Contact Agent  
**Council Rates:** \$1,334.17/year (approx)  
**Water Rates:** \$912.89/year (approx)



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



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Umina



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.