



2/397 Ocean Beach Road Umina Beach, NSW

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Single level villa with perfect north aspect and No Strata fees

Set back off the road facing a perfect North Aspect with direct access on Australia Avenue, this oversized single level villa in a block of 2 presents an enviable beach lifestyle complemented by contemporary charm and modern home comforts.

Perfect for first home buyers, investors or those looking to downsize, with the added bonus of no strata fees (Torrens title), the property features three good sized bedrooms, a low-maintenance front garden, plus a sun-drenched north-facing courtyard to enjoy outdoor entertaining or relaxing when you're not at the beach. Enjoy a relaxed coastal lifestyle and go for a swim in the morning with the beach just around the corner!

- Open plan living and dining area flows to a north aspect facing entertaining area and level courtyard, the ideal space for kids and relaxation
- Undercover entertaining area with access off the living space perfect for a family BBQ, fully fenced with a low maintenance courtyard
- 3 generous sized bedrooms, all with built in wardrobes

Price: SOLD
Council Rates: \$316.00 p/q
Water Rates: \$228.00 p/q



Trent McKay

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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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STONE



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.