



2/146 Australia Avenue Umina Beach, NSW

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### Funky 2 Bedroom Villa - Central Location

Stone Central Coast are delighted to invite all buyers, and investor's to come inspect this fantastic entry level home.

Located in the sought after "Heritage Estate", and surrounded by quality homes, with quiet streets and well serviced by public transport this property is a must see.

Presenting with 2 bedrooms , open plan living dining, with a low maintenance wrap around courtyard at the rear of a friendly and quite complex. This property ticks all the boxes for those looking to get into the lucrative Umina Beach property market.

**Features Include:**

- 2 bedrooms with built-ins
- Single garage with internal entry
- Recently reappointed kitchen & bathroom
- Separate laundry (internal/external access)
- Wrap around courtyard

**Price:** Contact Agent  
**Council Rates:** \$1,156.55/year (approx)  
**Water Rates:** \$912.89/year (approx)



**Joshua Young**

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Site Plan



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.