



3/17 McEvoy Avenue Umina Beach, NSW

3 

2 

2 

## Sunny and private

Stone Real Estate Ettalong beach is proud to introduce 3/17 McEvoy Avenue Umina Beach. This neatly presented 3-bedroom, 2-bathroom, townhouse boasts a large open plan living design, 3 large bedrooms with built-in wardrobes, private courtyard, large double garage and within a secure complex.

This property is in a gorgeous complex of only 3 homes. It is ideally located near public transport, short walking distance to shops, beaches and local schools.

- Large open kitchen and living area which flows out to a sun-soaked balcony
- 2 Large rooms all with built-in wardrobes
- An enormous master bedroom with its own gorgeous ensuite
- Modern and classy bathroom
- A tranquil private courtyard
- Double garage with internal access
- Secure gates complex with intercoms for added security
- Low maintenance complex

**Price:** \$950,000 - \$1,025,000  
**Council Rates:** \$1,144.91/year (approx)  
**Water Rates:** \$912.89/year (approx)



**Andrew Van**  
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**Bruinessen**

Internal 126m<sup>2</sup> External 49m<sup>2</sup> Total 175m<sup>2</sup>

3/17 McEvoy Avenue, **Umina Beach**

3 x  2 x  2 x 



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.