

**14 Scott Bruce Pl, Tumbi Umbi, NSW 2261**

Guide: \$950,000

House 3 1 1



**Solid Brick & Tiled Residence!!**

Stylish Single-Level Living in a Peaceful Tumbi Umbi Enclave.

New to the market, this inviting three-bedroom, single-level residence presents an exceptional opportunity to secure a home in one of Tumbi Umbi's most sought-after pockets.

Set on a gently elevated block in a quiet, tranquil street and surrounded by natural bushland, the home offers a wonderful sense of privacy and serenity while remaining close to everyday conveniences.

Positioned within a popular estate and nestled amongst other quality homes, this well maintained property enjoys a lifestyle of ease with shopping centres, schools, Central Coast beaches, and the M1 Freeway all within easy reach, placing Sydney and Newcastle just 10½15 minutes away.

Whether you're a first-home buyer looking to step into the market or a savvy investor seeking immediate returns, this property delivers. Currently leased at \$580 per week with a lease in place until 18 February 2026, it provides strong rental appeal from day one.

Property features include:

- \* Spacious family-sized kitchen with ample storage and bench space
- \* Generous living and dining areas complemented by a practical, functional floor plan
- \* Well-proportioned bedrooms, all fitted with built-in wardrobes
- \* Neatly presented three-way bathroom, ideal for family living
- \* Single lock-up garage plus additional off-street parking
- \* Low maintenance 553sqm block with scope to enhance or add value
- \* Covered outdoor entertaining area overlooking private, leafy surrounds
- \* Quietly positioned amongst quality homes in a highly desirable location
- \* Centrally located close to shopping centres, schools, beaches, and major transport links

This is a fantastic opportunity to enjoy relaxed, low-maintenance living in a peaceful yet convenient setting, an address that truly offers the best of both lifestyle and location.

**Listed By**

Trevor McDougall

Phone: (02) 4389 1722

Mobile: 0410 491 755



Listing Number: 3521311