

**18 Sydney Ave, Umina Beach, NSW 2257****Sold - \$382,000**House 2  2  1 **PERFECT RETIREMENT OR HOLIDAY LOCATION !!****UNDER INSTRUCTIONS FROM NSW TRUSTEE & GUARDIAN !!**

Located so close to all that Umina Beach has to offer !

This is a superb opportunity to own your first home or expand your investment portfolio in a "A" GRADE position, located just around the corner from UMINA SHOPS and only a short stroll to SURFING BEACH.

The solid brick veneer home on a 557 sqm block, features large bedrooms with built in robes and a spacious open-plan living and dining area. The kitchen and a separate family room lead to the covered verandah which have a pleasant view over the back garden.

Specially for the investor or teenager, a partly completed cabin is detached from the home in the rear yard, that could also provide a 2nd income or abundant storage.

Having separate street access from Leslie Knocks Lane at the rear and the level fully fenced, really close access to beach, shops and primary school etc it makes this property the perfect location to grow the family OR your property portfolio's wealth.

Grab your self a bargain .... Avoid disappointment !

Agents - Contact Ben Crain 0405 961131 OR Jim Martin 0243 442511.

**Open for Inspection**

By Appointment.

**Property Features**

- Unrivaled location
- 557 sqm2 block with rear lane access
- Easily converted to 3 bedroom residence
- Must be sold call today

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