

1 Nowack Avenue, Umina Beach, NSW, 2257



House For Sale

Friday, 15 November 2024

1 Nowack Avenue, Umina Beach, NSW, 2257

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



John Ienna

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Prime Position and Unlimited Potential

Whether you are looking to develop, invest or secure a ready-made family home without the hefty price tag in this prime beachside locale, 1 Nowack Avenue is an opportunity not to be missed!

Situated approximately 200 metres to thriving West Street retail precinct and 700 metres to pristine swimming beach, the location underpins this outstanding offering.

The very well-maintained brick veneer home is ready to immediately occupy:

- Main living area features dining, lounge and original kitchen with abundant bench space
- Three well-proportioned bedrooms, each with built-in robes
- Main bathroom plus separate toilet
- A modern extension to the rear offers a second practical living area, second bathroom and separate laundry which connects to the rear, expansive north facing garden
- Single lock-up garage accessible via side driveway access, provides ample off-street parking
- Freshly painted throughout majority of the home

Equally outstanding is the 670 sqm R1 zoned block with north facing rear yard, plus an extremely rare 16.76 metre (60ft) frontage, which will excite the senses of developers with simplified CDC approval and very appealing duplex design on the cards (subject to authority approval).

Offered for sale by public Auction, our vendors are ready to meet the market.

*Building/pest report available to review for just \$99.