

**25 Sydney Ave, Umina Beach, NSW, 2257**



**House For Sale**

Thursday, 31 October 2024

25 Sydney Ave, Umina Beach, NSW, 2257

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Type: House**



Anthony McVicker  
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## **One-of-a-kind, Federation inspired masterpiece by the sea.**

Introducing this magnificent, remodelled family home situated on a private 551 sqm leafy corner block just a 5 minute stroll from the golden sands of Umina Beach.

Showcasing a skilful combination of modern elegance and old-world charm, this striking designer residence boasts beautifully proportioned interiors with high-end finishes, and a smart new home office/studio and double garage in an idyllic location walking distance to the beach, shops, cafes, and Umina Beach Public School.

Inspired by its humble origins: high ceilings (3.2m in bedrooms), solid mahogany hardwood floors, wainscoting and decorative period details deliver on both comfort and style. This, coupled with thoughtful technology and smart design choices, makes relaxing, entertaining or working from home an absolute pleasure.

Further property highlights include, but are not limited to:

- Updated kitchen with 40 mm premium stone waterfall bench, USB power points, stainless steel appliances and Blum Legrabox pullout pantry
- Open living and dining room with decorative fireplace and hidden under-stair study and storage space
- Spacious master bedroom with walk-in robe and en-suite
- Three generous double bedrooms with built-in robes (downstairs bedroom with en-suite)
- Ducted air conditioning, heat pump water heater, and electric blackout blinds throughout
- Fibre to the premises internet and fully network cabled home and studio
- Wainscoting and period features including wallpaper, ceiling rose and chandeliers
- Upstairs and downstairs bathrooms plus an outdoor shower, outdoor toilet and powder room
- Covered outdoor entertaining area with built-in kitchen, woodfire pizza oven and BBQ
- Manicured gardens and lawns with secure fencing, irrigation system and spear pump
- Oversized double garage with remote panel lift insulated door, skylights, sensor lights, power and an electric car charging station
- Brand new council approved studio/home office with acoustic rated insulation, raked 3.5 m ceiling, skylights, kitchenette and powder room
- Whole house water filtration system plus reverse osmosis drinking water taps in home and studio
- New sensor and security lights and updated electrical switchboard
- Umina Beach Public School catchment zone

### **THINGS WE KNOW**

Council rates approx \$541 per qtr

Water rates approx \$380 per qtr

Estimated weekly rent \$1,000 - \$1,100

For luxurious beachside living just 500m to Umina Beach, please contact Anthony McVicker on 0498 112 351 for further details