



10 Alexandra Street Umina Beach, NSW 2 1 1

Opportunity knocks cottage with rear lane

Ideally located with easy access to Ettalong and Umina Beaches, this fantastic opportunity will suit investors, builders and first home buyers alike! A 2 bedroom cottage with extra multi use rooms on a level 500sqm block zoned R1 with rear lane access provides a array of options!

- Two bedroom house with extra rooms for living and working
- Good size level backyard with rear lane access
- Neat kitchen flows to dining space
- Single garage at the rear, carport at the front
- Laundry and 2nd toilet attached to the garage
- Timber floors through out with split system air conditioning
- Easy access to transport, Ettalong bowling club and the beach
- Bus stop across the street, minutes to Ettalong Beach or Woy Woy
- Commuters only 60 minutes to Sydney by road or rail

Potential rental income \$550 per week
Water Rates - \$994.02 per year

Price: Auction Guide \$850,000
Council Rates: \$1,860.86/year (approx)
Water Rates: \$994.02/year (approx)



Christel Renton

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FLOOR PLAN



SITE PLAN

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed of accuracy.

INTERNAL: 93m²
LAND SIZE: 500m²

