



Beachside Living at Its Best - 2-Bedroom  
Villa Moments from Ocean!



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4/506 Ocean Beach Road, Umina Beach

Sold for \$765,000 (Jul 09, 2025)

Positioned just 150 metres from the sand and surf of Ocean Beach, this charming 2-bedroom villa offers the perfect blend of lifestyle and potential in one of the Central Coast’s most vibrant beachside communities.

The home features two bedrooms, both with built-in wardrobes and retains its original charm with a classic timber kitchen and original bathroom. The open plan kitchen, living and dining area creates a functional layout. As you enter the rear of the property step outside to a sunny North-facing courtyard, ideal for morning coffees or lazy afternoons in the sun.

Located only 600 metres from the main shopping strip of Umina Beach, enjoy the local cafes, supermarkets and amenities Umina Beach has to offer.

Approximate Distances to Note:

- 150m to Ocean Beach Surf Club
- 600m to main shopping strip of Umina Beach
- 2.9km to Ettalong Beach

Property ID:	L34298439
Property Type:	Villa
Building / Floor Area:	137
Garages:	1
Land Area:	157.0 sqm

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Whether you're a first home buyer, downsizer or investor, this low-maintenance coastal gem is packed with potential.

#### Rates and Fees:

Council Rates: \$1,269.11 pa

Water Rates: \$1,062.99 pa

Strata Rates: \$1,100.00 pq

Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.