



**THE OPPORTUNITY YOU HAVE BEEN LOOKING FOR!!**



## 256 Ocean Beach Road, Umina Beach

**Sold for \$827,500 (Sep 03, 2024)**

Welcome to this great three bedroom family sized home ! This is a perfect opportunity for an investor or first home buyer. This property features a great block size being 575sqm and has a street frontage of 15.24m, making this the perfect opportunity to either build your dream home, build a large garage or granny flat (S.T.C.A) at the rear of the home. This home is located in a central & convenient location being only minutes drive to Umina Beach, Ettalong Beach or Woy Woy.

This properties features include;

- Three spacious sized bedrooms, all filled with natural light
- Open plan living kitchen dining area
- Single lock up garage plus an additional workshop/storage area
- Huge sized backyard with endless potential
- Newly stained timber floorboards & freshly painted throughout
- Approximately 2.4km/7 minute drive to Woy Woy train station, bus stops within walking

**Property ID:** L27708503

**Property Type:** House

**Garages:** 1

**Land Area:** 575.0 sqm

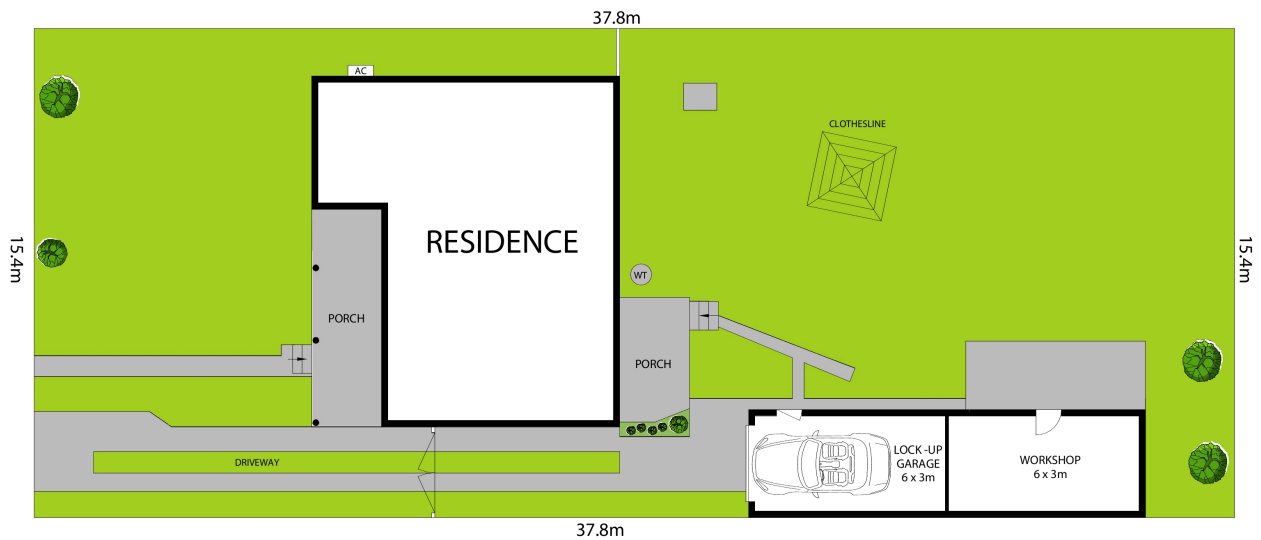
**David Keenan**

02 4341 5688

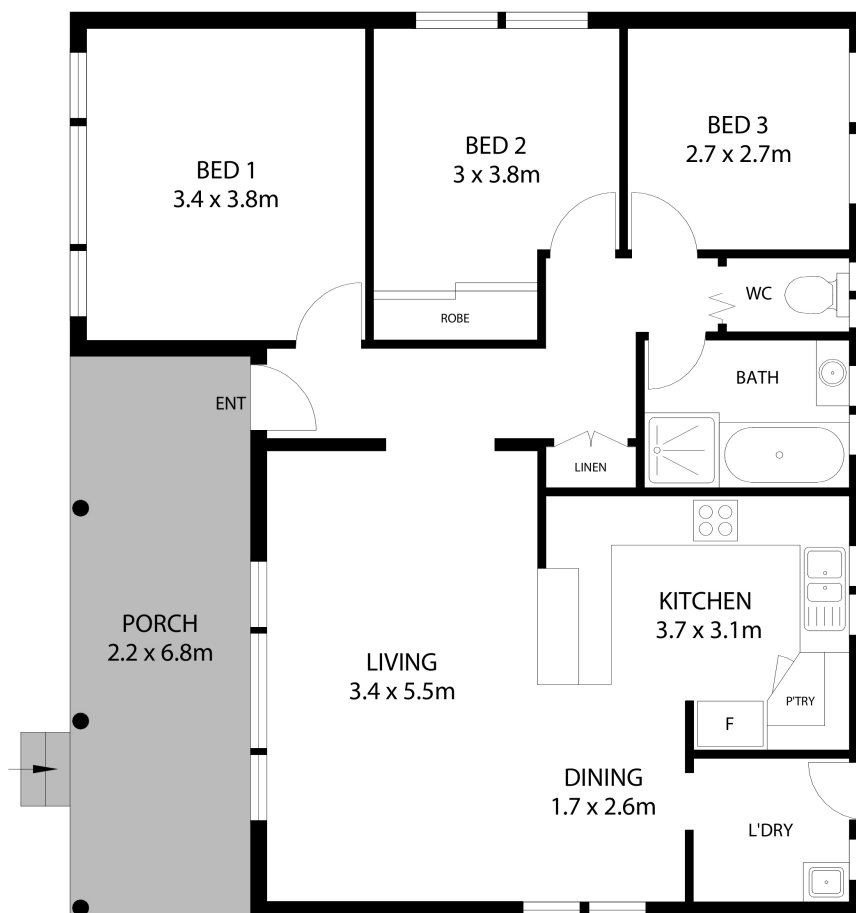
david.keenan@peninsula.rh.com.au

distance

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.



**SITE PLAN**  
(Not to Scale)



All dimensions herein are approximate and gathered from sources believed to be reliable. Whilst every effort is made for the accuracy of our floor plans, interested parties should rely on their own enquiries.

**Raine&Horne®**

256 OCEAN BEACH  
ROAD, UMINA BEACH



Internal Area: 120m<sup>2</sup>  
External Area: 23m<sup>2</sup>