




## 75 Carpenter Street Umina Beach NSW

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What an excellent opportunity to expand your property portfolio with this fully council approved house and granny flat in the booming suburb of Umina Beach.

Featuring a two bedroom house in great condition with renovated kitchen and suitable yard space plus a modern, high standard 2 bedroom cabin at the rear with lock up garage. The granny flat was constructed by a well known local builder and is sure to impress upon entry.

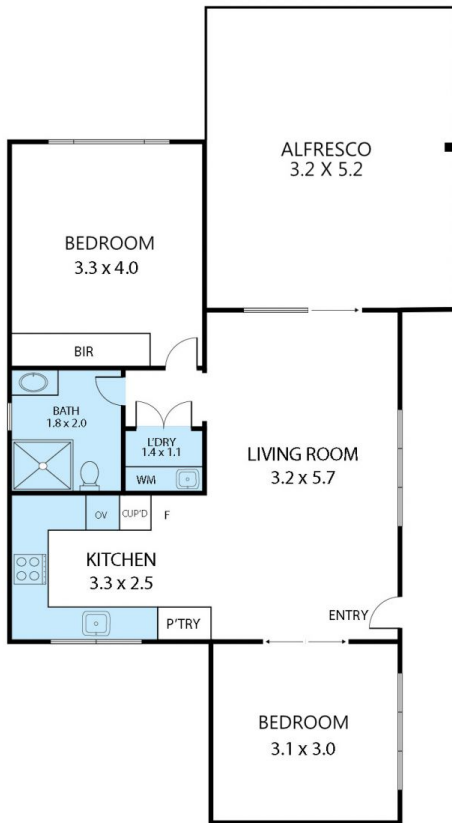
Both currently rented to a stable, long term tenant with a return of \$720 per week (\$37,440 per annum) with the potential to increase if you see fit.

Excellent for your self-managed super fund or as a standard investment, you are located within a 7 minute drive to the golden sands of Umina Beach and the same

**Price** : \$ 780,000  
**Land Size** : 525 sqm  
**View** : <https://www.wilsonsproperty.com.au/sale/nsw/central-coast-region/umina-beach/residential/house/5831120>



**Ian Willis**  
02 4344 2511



GRANNY FLAT



MAIN HOUSE



75 Carpenter Street, Umina Beach 2257

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

INTERNAL AREA : 120sqm  
 EXTERNAL AREA : 17sqm  
 GARAGE AREA : 25sqm  
 LAND AREA : 525sqm