



### 8 Donald Avenue Umina Beach NSW

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Recently renovated three bedroom house as well as council approved 3 year old two bedroom granny flat. Set on a great 695.6sqm block of land and offering a great dual income property. Its the perfect investment.

- The home was completely renovated three years ago with new kitchen, bathroom, lighting, flooring throughout and is leased to great long term tenants.
- The granny flat is 3 years old and is two bedroom 60sqm and leased to give you a fully let investment
- Current rental returns \$785pw (house \$440pw Granny flat \$345pw)
- Great potential for depreciation
- North facing front yard
- Fully fenced yards
- Both house and granny flat have shed access
- 3mins to Umina Beach
- 6mins to Woy Woy CBD & train station

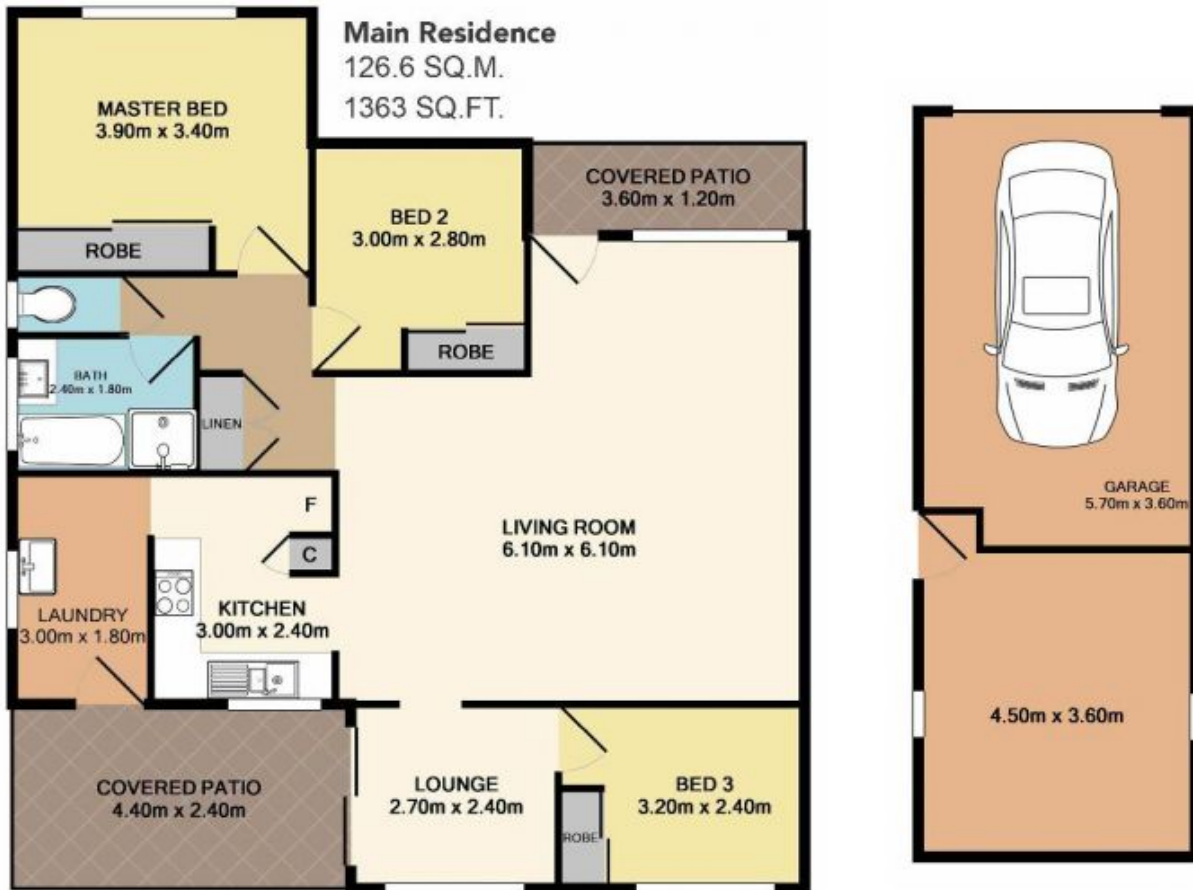
**View :** <https://www.wilsonsproperty.com.au/sale/nsw/central-coast-region/umina-beach/residential/house/5831348>



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## 8 DONALD AVENUE, UMINA BEACH

Measurements are approximate. Not to scale. For illustrative purposes only. Boundaries are approximate.

## SITE PLAN



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