



**70 Winifred Avenue Umina Beach NSW**

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The perfect investment opportunity presents itself here with an immaculate three bedroom house + council approved modern 2 bedroom secondary dwelling.

Set on over 695sqm of land and the perfect configuration with both properties having a drive way and parking for complete separate living.

The main house offers three bedrooms, modern kitchen and bathroom, low maintenance gardens, double carport under the house and elevation giving a great outlook.

The secondary dwelling offers raked ceilings, large under cover entertaining deck, parking bay, small easy car garden, large well appointed kitchen and bathroom and both double bedrooms.

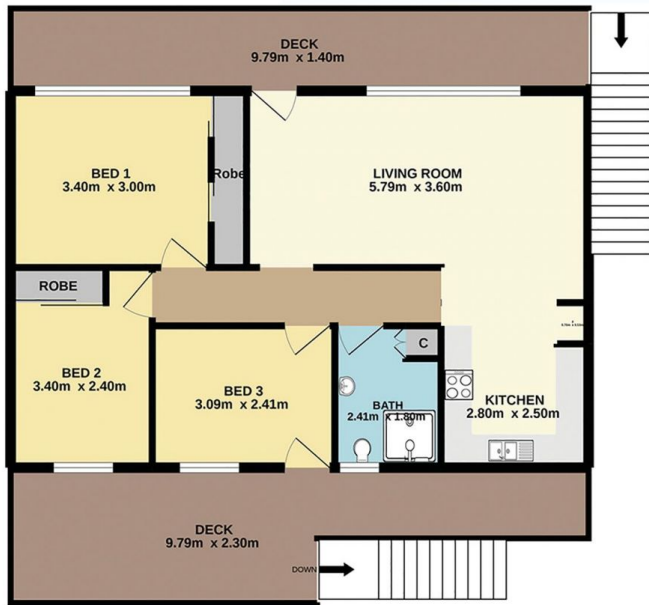
**Price** : \$ 1,330,000  
**Land Size** : 695.6 sqm  
**View** : <https://www.wilsonsproperty.com.au/sale/nsw/central-coast-region/umina-beach/residential/house/6880770>



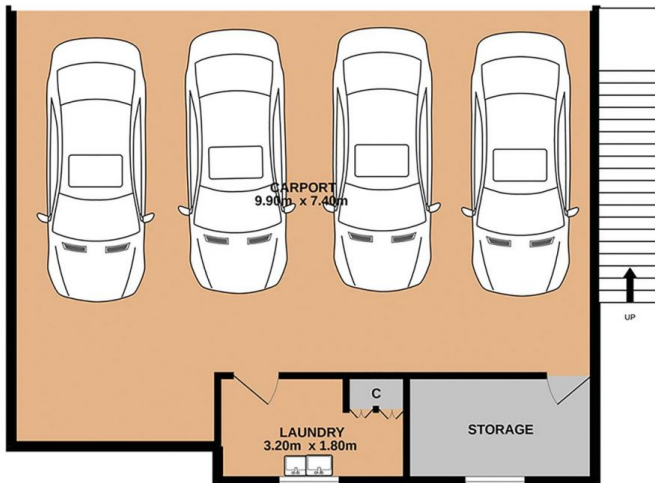
**Andrew Quilkey**  
02 4344 2511



**Ty Reynolds**  
02 4344 2511



1st Floor  
62.7 Sq.m.



Ground Floor  
77.1 Sq.m.



Granny Flat  
49.4 Sq.m.

# 70A Winifred Avenue, Umina Beach

Total Approx. Floor Area 189.1 Sq.m.

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

## SITE PLAN



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