



ZONED B2 - BLUE CHIP - LOCAL LIFESTYLE



22 Wellington Street, Umina Beach

Sold for \$770,000 (Oct 09, 2020)

Previously used as a physiotherapist and now occupied as a house and studio it offers the ideal local lifestyle being situated just one street from Umina Beach's CBD, offering a level walk to various shops, cafes and beaches.

The property is zoned B2 giving it the potential for residential or business use (S.T.C.A).

The house offers floorboards throughout comprising 3 large double bedrooms, open living/dining and a functional kitchen and bathroom.

Extras include:

- Generous sized backyard
- 2 × 8000 Litre rainwater tanks
- Air-conditioning

The studio has its own side access and offers tiles throughout with a kitchenette, bathroom and a sunny covered North facing patio.

Property ID: L3103652

Property Type: House

Land Area: 537.5 sqm

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When location matters.... (Approximately)

-150m to town

-650m to the Beach

-Public transport at the door

Properties this close to town don't come by often, whether it's for an investment or to enjoy yourself enquire now for further information.

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.