



### 71 Pozieres Avenue Umina Beach NSW

4  1  3 

Featuring a practical design with its own special charm, this single level home is ready to move in & is perfect for a young family or downsizer.

Set on a level 537.5 sqm block in a quiet street with rear lane access, the home offers:

- 4 bedrooms, 3 with built in robes
- combined lounge and dining room with wood fireplace & split system air conditioning
- functional kitchen with breakfast bar
- Small study/home office
- modernized main bathroom
- large north facing deck & undercover entertaining area
- a double garage off the rear lane and a single carport from the street

**Price** : \$ 850,000  
**Land Size** : 537.5 sqm  
**View** : <https://www.coastwidefn.com.au/sale/nsw/central-coast-region/umina-beach/residential/house/7298894>



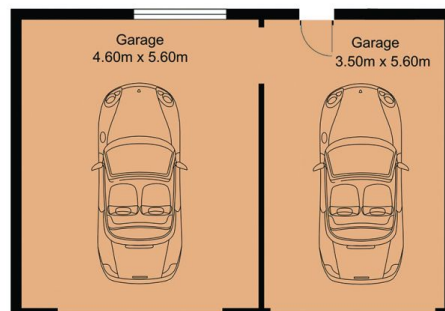
**David Manuelle**  
**02 4353 1999**

<https://www.coastwidefn.com.au>

We sell, rent and manage Real Estate, Residential, Lifestyle and Commercial across the Central Coast



# 71 Pozieres Avenue, Umina Beach



**Total Approx. Floor Area 166.74 sq.m.**

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