

12 The Avenue, Tumby Umbi

Elevated single level home

Nestled within a peaceful, family-friendly enclave of Tumby Umbi, this beautifully presented four-bedroom residence offers the perfect combination of comfort, convenience, and relaxed Central Coast living.

Positioned on an elevated 522sqm parcel and surrounded by quality homes, the home enjoys a tranquil setting with a leafy bushland backdrop while remaining moments from schools, shopping centres, beaches and easy M1 access to Sydney and Newcastle.

Designed for growing families, the spacious floorplan features multiple living areas and a well-appointed kitchen complete with modern appliances and quality finishes. The generous master suite offers a private retreat with its own ensuite, while the remaining bedrooms are serviced by a spacious family bathroom with separate toilet and vanity.

Step outside to discover a large covered entertaining area, ideal for hosting family and friends year-round. Low-maintenance gardens frame the property, creating a private and inviting outdoor environment without the upkeep.

Whether you're looking for your next family home or a quality investment in a highly sought-after location, this impressive residence

4 2 1

FOR SALE

Guide \$900,000 - \$950,000

VIEW

Sat 26th Sep @ 12:00PM - 12:30PM

AGENTS

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AGENCY

LJ Hooker Tumby Umbi | Killarney Vale |
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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



delivers lifestyle, space and convenience in equal measure.

Features:

- Four spacious bedrooms, including a master suite with ensuite
- Multiple living and dining areas
- Modern family-sized kitchen with quality appliances
- Well-appointed main bathroom with separate toilet and vanity
- Large covered outdoor entertaining area
- Single lock-up garage with backyard access
- Elevated 522sqm block with low-maintenance gardens
- Peaceful location surrounded by quality homes
- Close to schools, shopping centres, beaches and public transport
- Easy access to the M1 Motorway connecting Sydney and Newcastle
- Currently leased at \$660.00 per week with the lease ending late September 2026

Disclaimer: All information contained herein is gathered from sources we consider to be reliable, however we cannot guarantee or give any warranty about the information provided. All images, border/s, property boundaries and floor plans are indicative of the property and for illustrative purposes only. Any development potential stated herein is suggestive only and may be subject to relevant approvals, as such it is not to be relied upon. All distances and measurements are approximate. Interested parties must solely rely on their own enquiries.

MORE DETAILS

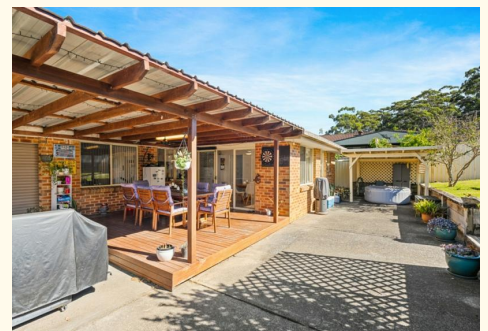
Property ID	WZBGJF
Property Type	House
Land Area	521.7 m2

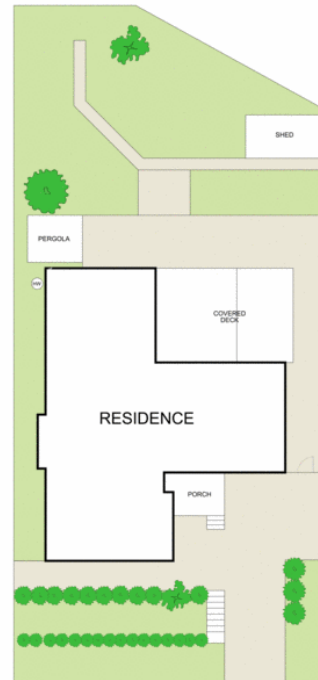
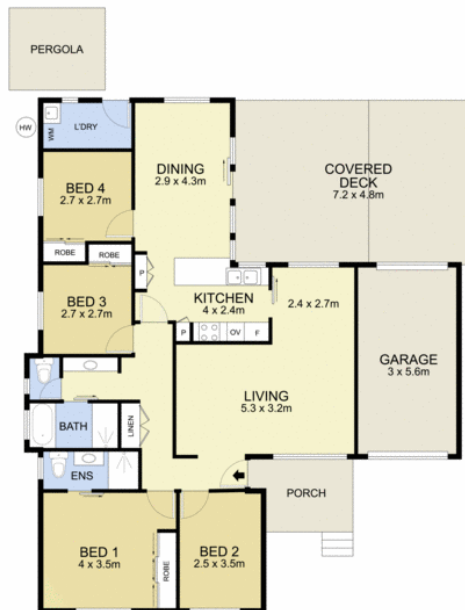
Craig Trehearne 0478 072 257

Sales Consultant L.R.E.A | craig.trehearne@ljhooker.com.au

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SITE PLAN

0 1 2 3 4 5 SCALE (METRES)

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

INT : 125m²
EXT : 38 m² **NOT TO SCALE**

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