



19 Florence Avenue, Tumbi Umbi

## Great buying opportunity Awaits!

Presenting this single level brick & tiled family home and occupying a premium position. Located in the sought after suburb of Tumbi Umbi, this well-presented residence is found within only minutes' drive to some of the Central Coast finest beaches and lifestyle choices, and a short drive to freeway connecting Sydney and Newcastle. This property is looking for new owners and will suit the first home buyer or the smart investor!

- Three good sized bedrooms with built in robes.
- Generous floorplan & two separate living areas.
- Well-presented kitchen with plenty of storage space.
- Single garage with plenty of off-street parking.
- Undercover entertaining area overlooking landscaped gardens.
- Level 460sqm block, with house backing onto bush reserve.
- Original main bathroom accommodating all bedrooms.
- Room for adding your own touches, home is vacant and ready for improvements.
- Perfect first home or investment opportunity.

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,

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### FOR SALE

Price Guide: \$800,000

### AGENTS

Craig Trehearne  
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### AGENCY

LJ Hooker Tumbi Umbi | Killarney Vale |  
Bateau Bay  
(02) 4389 1722

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.



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	WQXGJF
Property Type	House
Land Area	461 m2

**Craig Trehearne 0478 072 257**

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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 : 130m<sup>2</sup>  
 EXT : 22m<sup>2</sup> **NOT TO SCALE**

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