

**10 Exeter Place, Tullimbar, NSW 2527**



**Sold House**

Friday, 15 September 2023

10 Exeter Place, Tullimbar, NSW 2527

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## Contact agent

Calling all savvy investors! Unlock the potential of 10 Exeter Place, Tullimbar – an exceptional property that boasts multiple dwelling options, making it an ideal choice for maximizing rental income and capital growth. This versatile home and studio present an incredible investment opportunity that's too good to miss. Live in one and rent out the other, or lease both properties for a fantastic rental income. As an investor, you'll appreciate that this property has been meticulously designed and built with an impeccable attention to detail, ensuring a home that stands the test of time. Embrace the charm and elegance of Hamptons-style cladding, elevating the property's appeal for owners seeking a touch of class. The main home features 3 bedrooms, 2 bathrooms, and a single garage. With a layout designed for practicality and comfort, this residence appeals to both families and working professionals seeking a tranquil suburban lifestyle. Enjoy the luxury of two living areas, one downstairs and another upstairs, ensuring everyone has their own space to unwind and relax. The open-plan kitchen, lounge, and dining area provides a contemporary and sophisticated feel, and the alfresco adds to the property's appeal, offering a great space for outdoor entertainment and relaxation. Unlock the potential of a second income with the separate dwelling at the back. With its own single garage and a well-appointed kitchen, lounge, and dining studio on the upper level, along with a bedroom and ensuite, this space is perfect for renting out to someone looking for a contemporary living environment. Nestled in Tullimbar Estate, this property offers the perfect blend of privacy and community. Contact us today to explore this remarkable investment opportunity and secure your financial future with confidence.

**Property Features:-** 3-bedroom home with a separate 1-bedroom studio and two garages  
**Main home features:-** Downstairs master bedroom with ensuite and walk in robe- 2 upstairs bedrooms with built in wardrobes- 2 living areas - Ducted air-conditioning - Hampton's-style kitchen with shaker doors and stone benchtops with island and quality appliances  
**Studio Features:-** Bedroom with built in wardrobe and ensuite- Private balcony- Split system air-conditioning - Kitchen with stone benchtops and quality appliances  
**Location Features:-** Escarpment views- Close to the local public school and park with BBQ facilities- Become a valued member of a new, growing community- 3km to Woolworths Albion Park- 7km to Shellharbour Airport

For further information or to arrange an inspection please call the Urban Illawarra sales team on 0405 373 916 or email us at [illawarrasales@ulh.com.au](mailto:illawarrasales@ulh.com.au)

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