

10 Tulama Road, Umina Beach, NSW 2257



House For Sale

Wednesday, 24 April 2024

10 Tulama Road, Umina Beach, NSW 2257

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 835 m2

Type: House



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Contact Agent

This is the one you have been waiting for! Impressively set in a highly coveted South Umina locale sits this grand tri-level, 5-bedroom family home featuring panoramic ocean views and expansive district outlook throughout. Enjoy the best of both worlds, this property delivers a perfect and rare blend of level access with the views, elevation and the privacy you desire plus it is conveniently located within comfortable walking distance to beach and shops. Cleverly designed with level entry to the central level from your double car garage, upon entry you will be wowed by the abundance of natural light filtering in from every angle courtesy of full height glass sliding doors, oversized windows & louvre shutters that captivate the surrounding landscape, creating a tranquil & inviting space to relax. The luxurious & contemporary blend of natural materials complimented by feature tiles seamlessly marry to create a sophisticated & coastal abode that anyone would be proud to call home. The well-appointed kitchen is positioned perfectly to soak in the stunning vista while preparing meals and is ideal for entertaining guests in the open plan setting. There is also 2 generously sized bedrooms on this level separated by a family bathroom which is a masterpiece, complete with freestanding bath. Upstairs the primary bedroom with en-suite is complimented with hardwood sliding barn door, plantation shutters and raked ceilings. There is a 2nd bedroom on this level, ideal as a nursery or office, or easily convert the entire floor into a parents retreat with its own lounge room - the options are endless with this versatile floorplan. On the lower level is a self-contained studio consisting of a bedroom, built-in wardrobe, kitchenette & yet another stunning bathroom. This is the perfect space for guests, teenagers or alternatively rent for extra income / Airbnb. The concrete inground swimming pool is an engineering feat, lovingly crafted with curved edges to hug the natural landscape of the land and is surrounded by established garden, evoking a true sense of privacy & seclusion. The picturesque sandstone retaining walls lead up to the undercover entertaining / cabana space where you can unwind & watch the kids swim or read a book. Some other distinguishing features of the property include:

- Open plan kitchen, living & dining room with hardwood flooring
- Large entertaining decks on 2 levels with views to the sea
- Combustion fireplace for warming up in winter creating an inviting & homely ambience
- Resort style pool with curved with plenty of entertaining space includes cabana plus undercover entertaining area
- Double car garage with loads of extra storage space
- 20 solar panels for reduced energy bills
- Split system air conditioning units throughout
- Set on a large 835sqm block

Situated in a highly sought after, tree-lined "South" Umina locale, this family-friendly position is within touching distance of the beach and just a leisurely stroll, or cycle, to schools and shopping precinct. Approximately:

- 1.37km to Umina Beach shops, cafes & restaurant's
- 1.1km to Ocean Beach which is a patrolled & flagged beach for swimming
- 1km to Umina Beach recreational precinct & basketball court
- Situated within Umina Beach Public School zone
- Approx 1.32km to "kiddies' corner" - considered by many to be the Central Coast's best, sheltered family/pet friendly swimming beach!!
- Approx 5 minutes' drive to exclusive Pearl Beach
- Approx 10 minutes' drive to Patonga Beach and Palm Beach ferry service
- Approx 10 minutes' drive to Woy Woy Train Station - from here, just over 1 hours' commute to Sydney CBD
- Approx 15 minutes' drive to the M1 motorway and approximately 1 hour to Sydney.
- Approx 5 minutes' drive to Ettalong foreshore where you can catch the Palm Beach ferry to the Northern Beaches or to arrange a private inspection - call Amy Sherrin 0450 496 491 now.*

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. **LOOKING TO BUY BUT NEED TO SELL FIRST?** There are many options available to make this transition possible. The team at Ray White Umina Beach are here to assist and make this transition as simple and stress free as possible. Contact us to find out more. To view more properties, go to www.raywhiteuminabeach.com.au Call now to arrange your private inspection! 02 4342 7011