

23 Wollumbin Street, Tyalgum, NSW 2484



House For Sale

Thursday, 25 January 2024

23 Wollumbin Street, Tyalgum, NSW 2484

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 810 m2

Type: House



Craig Taylor
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\$870,000

First time on the market! This unique, tidy and well presented home offers separate entrances to both the upstairs and downstairs areas, allowing for flexible configuration to meet various needs. Built in 1998, this is the first time it has been available for sale and is turn key ready just bring your furniture and clothes. Situated just a short 250m stroll from the charming historic town of Tyalgum, this residence is surrounded by five World Heritage National Parks. The town has evolved over time, now boasting a range of dining options, cafes, and unique shops highlighting local artistry and craftsmanship. Whether you desire tranquillity or a lively village atmosphere, Tyalgum caters to both preferences, all within a breathtaking rural backdrop. With many events occurring throughout the year including The Tyalgum Music Festival, live theatre productions, artisan markets and live music most weekends within the village, Tyalgum has become a popular destination for many, for the investor this home would make the ideal BnB or short term rental as all the hard work has already been done to create a relaxed atmosphere all within a short walk to the village. Upstairs, you will find a spacious north-facing covered balcony with stunning views, an open plan living, dining, and kitchen area, two bedrooms with built-in robes, and a large bathroom. Additionally, there is a large covered and insulated second rear deck for indoor/outdoor living. Downstairs, there is an open plan studio/retreat that can be customized to suit your preferences, whether it be a teenager or parent's retreat, home office, or to run a home occupation (already Council approved). The downstairs area also includes a large bathroom with a double spa bath, shower and toilet and a large built-in storage cupboard. This home is designed to cater to the diverse needs of different individuals and families. With low maintenance landscaped gardens, freshly painted inside and out, colorbond fencing, and ample parking spaces, this home offers a sense of peace and privacy that will surely bring joy to anyone who views it. With a carport plus two additional off-street car parking spaces (room for a caravan), this is rural-village living at its finest. Summary of property features: Upstairs: • 2 bedrooms, both with hardwood floors and large built-ins. • Open plan kitchen/dining and living area featuring raked ceilings in the living space and hardwood timber floors. • Gas cooktop and gas oven (electric ignition). • Recently purchased 7kw Mitsubishi split system air conditioner. • Nectre wood fire heater for those cosy winter nights. • Large combined bathroom/laundry. • 33 m2 covered, tiled North facing front balcony, with a bullnose style awning and custom made shade roll up blinds at either end. Low maintenance, aluminium powder coated balustrading. • 33 m2 covered rear deck made from low maintenance composite decking. • Custom blackout blinds on windows and sliding doors. Downstairs: • Studio or retreat space (2 areas) tiled throughout. • Large built-in storage cupboard. • Granite bench top with stainless steel sink. • 4.8 kw Panasonic air conditioner. • Large bathroom with an 18 jet double spa bath/combined shower plus toilet with an extra laundry accessible from outside. Other features: • 1.5 kw electric solar system (with a 2kw inverter for extra solar panels). • Solar hot water system. • Low cost, energy efficient LED downlights upstairs and downstairs. • Fully fenced with landscaped gardens with a colourful variety of native trees, grasses and shrubs. • Freshly painted inside and out. Properties of this quality do not come up often in the Tyalgum Village so be sure to put this on your list. I look forward to seeing you at one of the upcoming open homes or please make contact to arrange a private inspection. Disclaimer All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to our office by third parties. We cannot however guarantee its accuracy and interested parties should make and rely on their own enquiries.