

33 The Rampart, Umina Beach, NSW 2257



Sold House

Tuesday, 14 May 2024

33 The Rampart, Umina Beach, NSW 2257

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 2465 m2

Type: House



Jackson White

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Contact agent

* BEAUTIFULLY QUIRKY, SPLIT-LEVEL, 5 BEDROOM HOME * UNRIVALLED PRIVACY* ELEVATED BLOCK WITH WATER AND EXTENSIVE DISTRICT VIEWS * DUAL STREET ACCESS - SUBDIVISION POTENTIAL (SUBJECT TO APPROVAL) Set amongst the gum trees and clad in nature is this stunning tri-level home with dual-street access. The split level design nestles seamlessly into the hillside, taking in natural light throughout and extensive district and water views from every room. Designed with privacy in mind, you will feel a million miles away, yet you will be just 5 minutes' from every modern convenience imaginable. Enter via an alluring front courtyard which also doubles as a perfect sheltered retreat, you will be wowed by the main split-level living space. The upper portion of the living space features a near new gourmet kitchen and dining nook overlooking a lower lounge room. This is an ideal layout for chefs to cook up a storm whilst mingling with guests, offering excellent separation of zones. Featuring floor-to-ceiling windows and captivating views, this space leads directly to a huge wrap-around deck and covered pergola, providing abundant space to lounge and dine whilst taking in the absolutely stunning vista. The main bedroom and adjoining en-suite bathroom conveniently adjoins this upper level. Downstairs a third split level accommodates three more bedrooms (each with built-in robes), 2nd family bathroom and a separate laundry. A detached fifth bedroom or home office compliments the expansive and versatile accommodation on offer. Preliminary investigations have been made into the sub-divisibility of this huge 2,465 square metre lot, with initial feedback indicating this is possible with the addition of a second dwelling (further details available on request). The property lends itself particularly well based on its sheer size, favourable siting of the current dwelling and dual street access (top and bottom). A second dwelling would have autonomous access, whilst the integrity and privacy of #33 completely maintained. Other features include; * Abundant under-house storage plus workshop deck * Single lock-up garage connects to workshop * Abundant off-street parking * Grounds feature cleared tracks and myriad wooden pathways - your own private wonderland! **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