

51A Broughton Avenue, Tullimbar, NSW 2527



Sold House

Friday, 6 October 2023

51A Broughton Avenue, Tullimbar, NSW 2527

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: House



Richard Griffiths
0421084012



Diana Di Fazio
0404119690

\$505,000

What a fantastic first home or investment opportunity. Just a short stroll to the local school, cafes, and future shopping centre. Streaming with natural sunlight, this one bedroom studio comes with a versatile floor plan, designed to accommodate a second bedroom with a simple modification. Even the built in robe was installed during construction. Alternatively, this space could also be used for a home office or simply as it stands - an extension to the living room. This low maintenance property features ducted air conditioning for year round comfort, and is pet friendly offering a level grassed yard.

- Ducted air conditioning for year round comfort.
- Open plan living, dining, and kitchen with LED lighting, roller blinds and floating floorboards throughout.
- Kitchen with gorgeous escarpment views, ample cabinetry and bench space, tiled splashback, double sink with mixer tapware, dishwasher, gas cooktop and electric oven.
- Master bedroom with roller blinds, carpet flooring and built in mirrored robe.
- The option of a second bedroom / home office with existing mirrored built in robe.
- Bathroom with neutral palette, floating vanity, mixer tapware, toilet, and shower with nook and rail shower head.
- Concealed laundry with dryer and washing machine included.
- Outdoor terrace with stunning escarpment views.
- Linen press.
- NBN ready.
- Instantaneous gas hot water service.
- Water tank.
- Single remote garage with shelving and internal home access via timber staircase.
- Fully fenced, pet friendly level grassed yard.

Ripe for the picking, 51a Broughton Avenue is the perfect first home and a sharp investment opportunity. Contact Richard Griffiths - 0421 084 012 or Diana Di Fazio - 0404 119 690 for further details.