

# 9 Tom Thumb Place, Yamba, NSW 2464



## House For Sale

Thursday, 4 January 2024

9 Tom Thumb Place, Yamba, NSW 2464

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 1200 m2

Type: House



Grant Gillies  
0266462400

**\$1,100,000 - \$1,165,000**

Introducing a stunning, newly listed modern home that has been meticulously & professionally designed to optimise family living. This property boasts 4 sizable bedrooms and 2 bathrooms, as well as a spacious open-plan layout with impressive high ceilings throughout the living and dining areas. These living spaces flow seamlessly onto the large & private north east facing outdoor entertaining area. A huge contemporary kitchen is the centrepiece of the living area and highlights include a large gas stove and all the modern appliances you would expect in a home of this quality. Also featuring a large walk-in pantry that takes care of all your storage needs. Every aspect of this home exudes sophistication, from the expansive 1200m<sup>2</sup> block to the stylish finishes, generously sized rooms, ample storage, and a secluded backyard adorned with a sizable hedge for optimal privacy. Features Include:- Situated at the end of a cul-de-sac and backs onto a nature reserve.- Double insulated walls and air conditioning, ensuring comfort all year round.- Accommodate the entire family with three spacious bedrooms with built ins.- The master bed (4th bedroom) features a large ensuite and a walk-in robe.- Spacious study / hobby room, with built in shelving, ceiling fan and plenty of light.- The elegant main bathroom and ensuite are both functional and aesthetically pleasing.- Double garage with plenty of storage plus a three-bay brick shed with three-phase power.- Side access with enough space for a boat, trailer or caravan.- Located close to public transport, shopping centre and boat ramp onto the river. A property of this calibre is a rare find in today's market, so don't miss out on this opportunity to secure your dream family home situated close to the local shops and beaches Yamba has to offer. For more information or to organise an inspection, call Grant Gillies today on 0405 388 400. DISCLAIMER: The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.