

**26 Balmoral Parade, Tullimbar, NSW 2527**



**Duplex/Semi-detached For Sale**

Saturday, 13 April 2024

26 Balmoral Parade, Tullimbar, NSW 2527

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 338 m2**

**Type:**

**Duplex/Semi-detached**



Corey Hamilton

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## Price Guide \$830,000

Presented by Brendan Mitrovski and Corey Hamilton-Page of One Agency Elite Property Group. Welcome to 26 Balmoral Parade, an elegant and contemporary duplex located in the sought-after suburb of Tullimbar, NSW. This stunning property offers the perfect blend of style, comfort, and convenience, making it an ideal choice for those seeking a modern & convenient lifestyle. Boasting three spacious bedrooms and two well-appointed bathrooms, this home is designed to accommodate the needs of a growing family. The master bedroom features a luxurious ensuite, creating a private oasis for relaxation. With ample natural light and high-quality finishes throughout, this residence exudes a sense of sophistication and warmth. The open-plan living area effortlessly combines the kitchen, dining, and lounge spaces, creating a seamless flow for entertaining or simply enjoying everyday living. The sleek and modern kitchen is a chef's delight, equipped with top-of-the-line appliances and plenty of storage space. The adjoining dining area opens onto a private outdoor patio, perfect for alfresco dining or hosting gatherings with family and friends. Situated on a sought after street overlooking the community garden, this property also includes a single garage space and additional off-street parking. The low-maintenance yard provides the perfect space for children to play or for those with a green thumb to create their own garden oasis. Located in the family-friendly suburb of Tullimbar, residents will enjoy easy access to local schools, parks, the upcoming Calderwood Shopping Centre, and public transport links. With the pristine beaches of the South Coast just a short drive away, this property offers the best of both worlds – a peaceful retreat away from the hustle and bustle, yet close to all amenities. Don't miss the opportunity to make this stylish and modern duplex your new home. Contact us today to arrange an inspection or to find out more about this opportunity.

Property Features:- Townhouse- 3 beds- 2 bathrooms- 3 toilets- Lounge room- Dining area- Gas cooking- Stone benchtops- Breakfast island- Dishwasher- Timber floors- Master ensuite- Master walk-in robe- Built-in robes- Ducted air-conditioning- Security alarm- Courtyard/carport- Lock-up garage\*\*\*All information (including but not limited to the property area, floor size, price, address and general property description) advertised is provided as a convenience to you, and has been provided to One Agency by third parties. One Agency do not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained in the advertising. The information should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property.\*\*\*