

5 Tomlin Place, Swansea, NSW 2281



House For Sale

Thursday, 11 April 2024

5 Tomlin Place, Swansea, NSW 2281

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 708 m²

Type: House



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FOR SALE - 2 FOR 1

2 for 1, Freshly renovated 3 bedroom cottage & brand new 2 bedroom, 2 bathroom, approved granny flat, in quiet cul-de-sac location close to The Lake! What an absolute legend of a property, boasting a charming, light filled, renovated lovely Lake House cottage, with gorgeous timber floorboards, and an amazing outdoor living and entertainment area, with rear screen projector, and brilliant outdoor kitchen, this property is oh so move in ready, as a weekender, home sweet home, or investment. Throw in a brand spanking new, 2 bedroom, 2 bathroom fully approved granny flat, and you can see why this property deserves its legendary status! Let's start at the beginning, set in a very quiet little cul-de-sac, forget traffic and passers by, and instead enjoy extreme privacy. Delight in oodles of off street parking, with a re-surfaced driveway, and plentiful additional carspaces, plus generous carport attached to the cottage. Fully fenced, neither property intrudes on the other, and the cottage enjoys a genuine backyard and amazing outdoor living, with its entire focus inside, to the front and backyard, the granny flat having no impact on the cottage's privacy. The volume and size of the windows in the cottage is just spectacular, with light flooding the open style kitchen and living, giving it a truly welcoming and inviting vibe. Polished timber floorboards add to the Lake House look, feel and charm, while split system air conditioning, provides the contemporary creature comforts of climate control everyone wants and expects these days. The open kitchen lets you chat with family and friends, the breakfast bar being the perfect place to catch up for a chat, as you prepare for a fun afternoon out on the back deck. With a resort like vibe, the deck is complete with drinks fridge, outdoor kitchen, pizza oven and a rear screen projector, with pull down screen, making it perfect for those who love their sports or outdoor movies nights! Looking out to the backyard, you can keep an eye on the kids or the puppies can go between the grass and the deck, enjoying time with you on the weekends. Back inside the bathroom, is fresh and ready to use, and it's located in the dedicated bedrooms and bathroom wing, with 2 good size master bedrooms, the main complete with built in robe and a handy third bedroom or office. The carport out front doubles as a second outdoor living area if you don't drive, and being on the flat it's an easy walk down to the water's edge and back to Swansea shops and services. A great place to call home or a wonderful place to weekend, this cottage just has that happy, friendly vibe we are all looking for, whilst at the same time being the perfect cheap and cheerful scenario! Add the extra dimension, brand new 2 bedroom granny flat, complete with an ensuite and full main bathroom, all council approved and signed off on and you just got yourself the dynamic duo! Like the cottage, the granny flat enjoys its own front and rear entries, and is fenced off from the main house. Inside you can expect spacious open plan living and a stone tops, contemporary white kitchen that is fabulously open to the living, and like the cottage is light filled and catches the beautiful sea breezes. Boasting 2 master size bedrooms, both are complete with built in robes. One enjoying its very own ensuite, a rarity not seen before in most granny flats around. The main bathroom is perfect for everyday living and entertaining or accommodating family and or guests. Both properties deliver a crisp and contemporary canvas, with the cottage having some of that 70s funky charm, with its big windows, loads of glass, and stunning real timber floorboards, and lovely backyard and entertaining area, while the granny flat has that modern, edgy, look and feel, being completely new, its untouched, unspoilt, and totally fresh as a daisy! Both properties boast:- Easy care, seamless, plank flooring throughout - Each enjoys built in robes- Both feature split system air conditioning - Both enjoy modern kitchen with dishwashers- They each have their own private grassy area - There is off street parking for both properties - Expect separate clothes lines & letter boxes- Each has their own separate hot water service & electricity Live in one and rent the other, holiday in one and rent the other, rent both out, or live in one, and have your elderly parents or adult kids in the other, the options are endless! A delight to inspect from start to finish, with a return potential of \$1,400 per week, we think this dynamic duo is a brilliant buy and so much better than other recently sold granny flat combos, so come and tell us what you think ...choices are wide and varied and the returns potential is fabulous.