

**16 Stimsons Lane, Tumbi Umbi, NSW, 2261**



**House For Sale**

Monday, 20 January 2025

16 Stimsons Lane, Tumbi Umbi, NSW, 2261

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Family Acreage Oasis: Just 10 Minutes to the Beach

Nestled on 1.78 acres, this exceptional family estate embodies modern living with an ultimate acreage lifestyle, all just 10 minutes from local beaches, waterways, and vibrant lifestyle hubs. Peaceful and private, this dream address welcomes you to an expansive, mostly cleared parcel with abundant space to explore and unwind. At the heart of the property lies a contemporary residence, recently reimagined and fully upgraded to create a breathtaking, light-filled family home. Generous living and entertaining areas span a well-designed single level, seamlessly extending to an al fresco area with lush green views. The private quarters are thoughtfully appointed, featuring three spacious bedrooms and a dedicated home office. Completing this captivating property is a pool house or optional fourth bedroom, a sparkling in-ground swimming pool, and ample parking. This remarkable property is a rare find in this highly sought-after area.

Features include:

- 7,198 sqm/1.78 acre block occupying a superb coastal position; just 10 minutes from local beaches, waterways, and vibrant lifestyle hubs.
- Family home spread across an expansive single-level design.
- Beautifully renovated, light-filled interiors perfectly pair a fresh coastal colour palette and neutral timber tones with a distinct sense of serenity throughout.
- Inviting foyer leading through to a striking open-plan main social zone, effortlessly connecting a gourmet kitchen with the family dining and living area before spilling out to a covered al fresco entertaining patio with poolside views.
- Newly renovated Hamptons-style kitchen featuring gleaming stone countertops, quality appliances, an island breakfast bar, and pool views.
- Versatile pool house, currently utilised as a gym, though perfect for a range of accommodation scenarios or the ultimate home office, opening out to its own covered patio area. This unique space could lend itself to being converted to a second dwelling (STCA), with a kitchenette already in place.
- Sparkling saltwater swimming pool with lush green views.
- Oversized double lock-up garage with adjoining workshop/storage area.
- Separate, fully fenced paddock perfect for keeping animals.

Extras include ducted air conditioning and ceiling fans (throughout), town water connection, 2 x 22,700L tanks, a septic system, and NBN (fixed wireless).

This exceptional address is within easy reach of a diverse selection of magnificent beaches (just 4.4 km to Forresters Beach, your local gateway to an extensive coastal corridor with your choice of swimming spots) and minutes from the vibrant lifestyle hubs of both Terrigal and The Entrance with their trendy cafes, restaurants, boutiques, and nightlife. The shopping mecca of Erina Fair is also close by, along with Central Coast Grammar School, Mingara Recreation Centre, and easy access to the M1 motorway for connection through to Sydney or Newcastle. For further details or to secure your connection, call Adrienn Stenner on 0414 729 453 or Daniella Szakacs on 0404 065 098.