

**28 Sugarmill Rd, Sapphire Beach, NSW, 2450**

THE AGENCY

**House For Sale**

Wednesday, 25 December 2024

28 Sugarmill Rd, Sapphire Beach, NSW, 2450

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Philip Talbot  
0412618145

## Your Dream Of A Semi-Rural Beachside Acreage Property May Have Just Come True

Welcome to Tullymore, a stunning country style classic 'Queenslander' set on 3.4 acres of easy-care grounds located just minutes from the golden sands of Sapphire Beach, local cafes, shopping centres and the CBD, yet seemingly a thousand miles from care.

The quintessential classic country style vibe permeates throughout the home from the grand front veranda through to the separate formal lounge and dining rooms that lead to the home's heart being the generous open plan kitchen, lounge and informal dining area and another two verandas, while stunning hardwood flooring connects the master suite at one end of the house to the three other bedrooms at the other end.

This is a rare opportunity to secure the lifestyle property of your dreams on 3.4 acres, or the lifestyle property of your dreams on 5 acres with imminent Subdivision approval for a 6,275m<sup>2</sup> Lot. Gateway approval for the Rezoning has been granted, with Development Approval for the Subdivision expected by June 2025.

Seize the moment and call Philip today - 0412 618 145

### STANDOUT FEATURES:

- Stunning 4 bedroom quintessential classic 'Queenslander'
- The home has been lovingly maintained and presents as new
- Three verandas to catch the breeze and watch the world go by from
- Entertainers kitchen with stone benchtops
- Formal and informal zones blend seamlessly
- Feature hardwood flooring throughout
- Sought after northerly aspect
- Pool and Cabana
- Low maintenance, horse friendly grounds with 2 Bay shed
- Minutes to Sapphire and Moonee Beaches
- Minutes to cafes, Park Beach Plaza and the CBD