

**58 Carey Street, Tumut, NSW, 2720**

**House For Sale**

Thursday, 14 November 2024

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**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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## Elevated Versatile Family Home!

Positioned on an elevated allotment and with sweeping views on the local township of Tumut and picturesque countryside, you will love the space afforded in this meticulously designed family home on Carey Street.

Boasting four great sized bedrooms, open plan living and dining, updated kitchen, two bathrooms upstairs and an extremely large downstairs rumpus or home office, complimented by its very own bathroom.

This well-maintained family home with uninterrupted views, is sure to not last long, call today to book your inspection!

### Premiere Features:

- Four great sized bedrooms all with built in robes and master boasting large walk-through robe and dresser
- Ensuite positioned off the master with separate shower room and separate toilet
- Main bathroom privately positioned with separate shower and bath, single vanity, shaving cabinet and wall bar heater
- Great size sun filtered kitchen with an easterly aspect over Tumut and boasting electric cooktop, integrated dishwasher, ample cabinetry options and bench space with double sided heater servicing both the kitchen and living areas
- Open plan dining directly off the kitchen with rear deck access
- Large open plan lounge/living area that flows seamlessly from inside to out with ample room for additional dining and positioned as the heart of the home and complimented by reverse cycle air conditioning and gas heating and boasting more storage/linen options
- Large formal entry
- Wrap around deck on three sides of the home perfectly designed to capture the uninterrupted views from around the home and serves as upper access to all three sides of the home
- Large covered deck flowing from the main living perfectly designed to entertain family and friends from your elevated position over town
- Large internal laundry with direct rear access and boasting built in linen options
- Second Separate toilet upstairs, directly off main bathroom
- Fourth built in linen or additional storage within the hall
- Fully secure lock up garage with direct internal home office/rumpus access (tandem style and would fit 2 small cars) and drive through access to the rear yard
- Extremely large home office, large rumpus or fifth bedroom option (retreat) downstairs
- Third bathroom positioned off the rumpus with shower, toilet and hand basin
- Ample dry and secure storage under the home
- Additional carport suitable for caravan or boat storage
- Inground swimming pool with ample space to entertain or for lounge or sun bedding
- Ample space for additional cars off street parking and turning space
- Approximate 1,011m<sup>2</sup> elevated allotment positioned at the very end of a private cul-de-sac with sweeping views over Tumut and surrounding countryside

The changing view across all seasons has to be seen to be believed. Call today to book your inspection!

### Why Tumut?

Considered as the gateway to the Snowy Mountains, Tumut is a picturesque township resting by the river and located approximately 70 minutes to Wagga Wagga. Popular amongst snow ski enthusiasts during the winter months and boasting a plethora of outdoor activities during the warmer months, including water skiing, camping, fishing in the dams, rivers and estuaries, mountain bike riding and walking tracks.

The township itself boasts a thriving central business district and copious local and sporting events throughout the calendar year and a welcoming community.

Tumut really does offer a great lifestyle and caters for all ages.

