



**SOLD**

## RURAL CHARM, URBAN CONVENIENCE

Flawlessly presented with refined design and finishes, this contemporary home offers a welcoming atmosphere, ideal for both relaxing and entertaining. The thoughtfully designed single-level layout creates a seamless indoor/outdoor living experience, maximising space and comfort with meticulous attention to detail. Enjoy a low maintenance lifestyle in family friendly Tullimbar, close to parklands, walkways and popular cafe.

This gorgeous family home offers 4 generous bedrooms with BIR, spacious master suite with WIR & ensuite, modern bathrooms, and a home theatre room for all to enjoy. The gourmet kitchen is in the perfect central hub of the home including stainless appliances, stone island bench with breakfast bar & an extra large built in pantry, and of course the oversized open plan lounge/living and dining areas which continues the effortless transition to the well sized outdoor alfresco area, presenting excellent entertaining surrounded by neat gardens & private backyards. Extra features include a big double garage with internal access, ducted air conditioning throughout and upgraded CAT6 network cabling ideal for the efficient home office or the competitive gamer!! The home offers a great lifestyle and is conveniently located in a delightful neighbourhood. Don't miss this ideal opportunity to secure this amazing family home. Phone Peter Bullman today for more information.

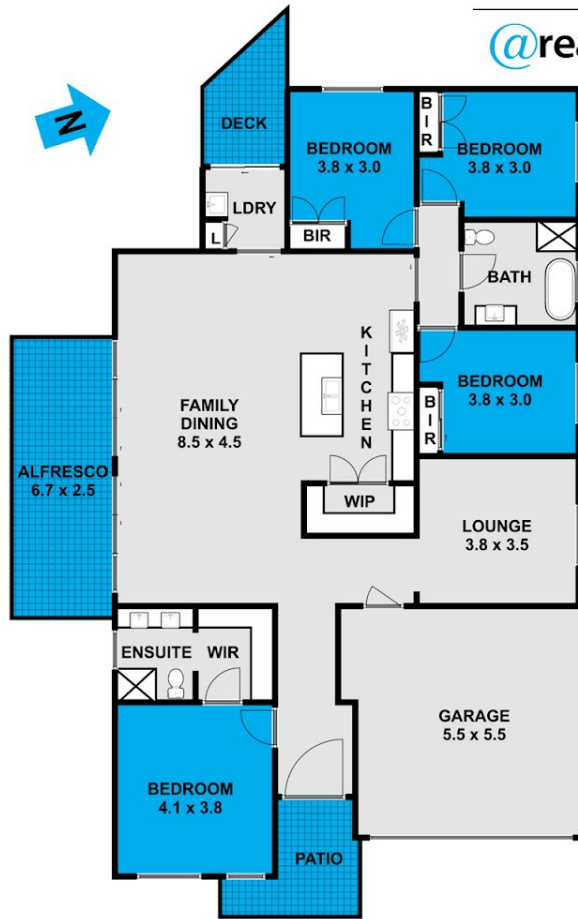
**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$1,008,000**

**OPEN FOR INSPECTION:**  
**N/A**



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All enquiries must be directed to the agent, vendor or party representing this floor plan.

**78 Yellow Rock Road Tullimbar**

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.