



## Classic Charm Meets Modern Appeal



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### 4 Broughton Avenue, Tullimbar

Sold for \$1,370,000 (Apr 02, 2025)

Corey Hamilton and Jason Dorling of Raine & Horne are delighted to present, for the first time, 4 Broughton Avenue, Tullimbar – a stunning Modern Hamptons-style home that seamlessly blends timeless charm with contemporary comforts. Situated on a generous 816m<sup>2</sup> block, this beautifully maintained, move-in-ready property is thoughtfully designed to offer families the perfect balance of space, luxury, and convenience.

The home's spacious design features a light-filled open-plan kitchen, living, dining area, with an integrated study nook. The separate soundproof media room is ideal for movie nights or peaceful relaxation. A versatile fifth bedroom adds flexibility, serving as a guest room, office, or additional media space. The modern kitchen sits at the heart of the home, boasting 20mm stone benchtops, a walk-in pantry, and a 900mm freestanding oven, all flowing effortlessly into the covered alfresco area, complete with built-in cabinetry-perfect for entertaining.

Elegant finishes, including high ceilings, floating timber floors, and French-pattern travertine tiles, elevate the home's style, while ducted reverse-cycle air conditioning, ceiling fans in every bedroom, and a security alarm ensure year-round comfort and peace of mind. The master suite offers double-French doors, spacious walk-in robe and a luxurious ensuite with a double vanity and oversized shower. Outside, the fully fenced yard includes a separately fenced dog yard, French-inspired verandas, and convenient side access for securely storing the family boat, caravan, or work vehicles. A motorised double garage with generous attic storage and

**Property ID:** L32195175

**Property Type:** House

**Garages:** 2

**Land Area:** 816.0 sqm

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additional on-street parking add to the property's practicality.

Conveniently located just 650m from Tullimbar Public School, 1km from the Plough & Ale Tavern, and equal distance to the upcoming Calderwood Shopping Village, this home provides an ideal lifestyle in a family-friendly neighborhood. Built in 2016 by Barrington homes, it perfectly combines Hamptons-inspired architecture with modern living, making it an exceptional opportunity for families seeking style, space, and convenience.

Contact Corey Hamilton on 0474 705 842 or Jason Dorling on 0438 425 574 to learn more or arrange your private inspection today.