



A Spacious Family Haven Where Comfort Meets Convenience



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7 O'Byrne Place, Cumbalum

Sold for \$1,360,000 (Jan 31, 2026)

Tucked away in a cul-de-sac on a generous 802m<sup>2</sup> block, this beautifully appointed home in the family-friendly estate of Cumbalum offers the perfect balance of space, comfort, and practicality. Thoughtfully designed for modern family living, it provides an inviting retreat where style meets everyday functionality.

Stepping into the home, you are welcomed by high ceilings and a spacious hallway that draws your eye to sweeping valley views and uninterrupted sunsets. At the heart of the home, the kitchen showcases Caesarstone benchtops, quality appliances, and an induction cooktop, all complemented by sleek cabinetry and a convenient butler’s pantry for added storage. Designed with both functionality and style in mind, this kitchen effortlessly caters to everyday family living as well as those who love to cook and entertain. Flowing seamlessly from the kitchen, the open-plan living and dining area extends to a covered alfresco, perfect for gatherings or simply relaxing while overlooking the established gardens and a fully fenced yard.

Downstairs also features a separate media room ideal for movie nights, a well-appointed bathroom with floor-to-ceiling tiles, a versatile guest bedroom or home office, and a functional laundry. Upstairs, five generous bedrooms offer plenty of space for the whole family, with two enjoying access to a shared balcony and two featuring walk-in robes. The main bathroom includes a separate toilet, and both upstairs bathrooms feature elegant floor-

Property ID:	L36369020
Property Type:	House
Garages:	2
Land Area:	802.0 sqm

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to-ceiling tiling for a luxurious touch. Every bedroom is fitted with ceiling fans and ducted air conditioning for year-round comfort.

Beyond the home, practical features continue with 8.2kws of solar, a full home water filtration system and a large shed, perfect for extra storage. Every detail has been thoughtfully considered to blend modern design with comfort and liveability. With spacious interiors, seamless indoor-outdoor flow, and breathtaking sunset views, 7 O'Byrne Place is a residence made for both everyday living and lasting family memories.

- Located in a family-friendly cul-de-sac in the Cumbalum estate, this home is designed for modern family living set on a 802m2 block
- The kitchen features a Caesarstone benchtops, quality appliances, an induction cooktop, and sleek cabinetry.
- Open-plan living and dining areas flow seamlessly to a covered alfresco, overlooking established gardens and a fully fenced yard.
- Downstairs includes a media room, a stylish bathroom with floor-to-ceiling tiles, a guest or home office bedroom, and a functional laundry.
- Upstairs offers five generous bedrooms, including two with balcony access and two with walk-in robes, alongside a central bathroom with separate WC
- All five bedrooms fitted with ceiling fans and ducted air conditioning for year-round comfort.
- Full home water filtration system and a large shed, perfect for extra storage
- 8.2kws of Solar & Double Glazed windows