



11 Hicks Lane Tumbi Umbi, NSW      5      3      6

### Dream Acreage!

Welcome to your dream acreage! Introducing this stunning sundrenched property nestled on a picturesque 2.5-acre (approx.) parcel of cleared land offering the perfect combination of luxury, functionality, and convenience.

Located just moments away from all amenities, from schools to shopping centres and everything in between, this property offers you the convenience you desire while still allowing you to retreat to your peaceful sanctuary....

You will love the features of this home: ...

- Desirable Tumbi Umbi location
- 2.5 usable acres
- Multiple living areas
- Town water and enviro cycle
- 500 metres to the local shops, 3kms to local schools, 5kms to local beaches and 10kms to Westfield Tuggerah & M1

Price: \$2,200,000

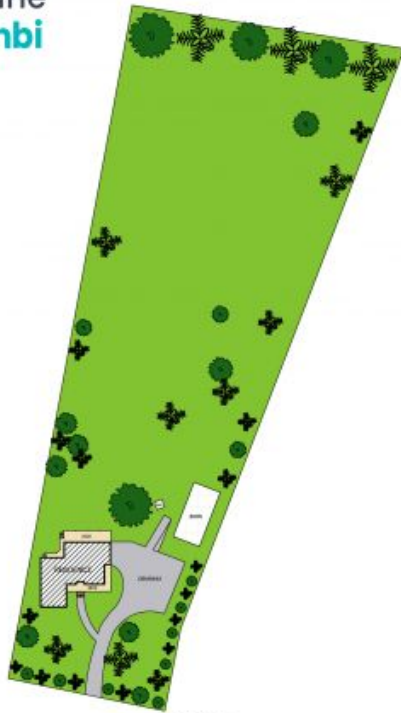


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11 Hicks Lane  
Tumbi Umbi



Site Plan

Internal Area: 205 sqm  
 External Area: 76 sqm  
 Garage Area: 38 sqm  
 Storage Area: 28 sqm  
 Total Area: 347 sqm



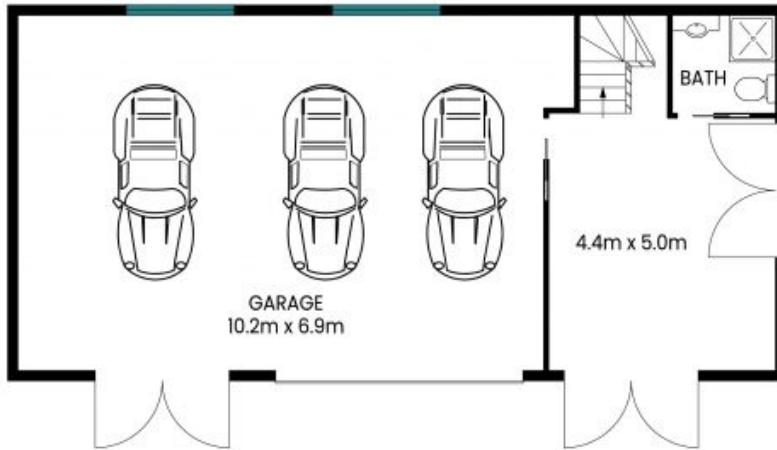
Ground Floor



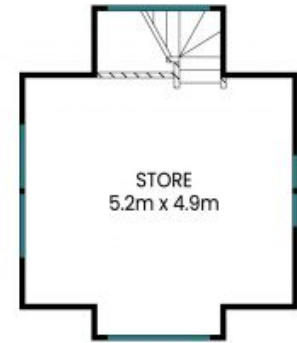
Lower Ground Floor

PLEASE NOTE: These Floor and Site Plans have been generated for marketing purposes and are to be used as a guide only. While all care is taken, no guarantee can be given in respect of accuracy, sizes and dimensions are approximate, actual may vary.





Lower Level



Upper Level

Internal Area: 55 sqm  
Garage Area: 71 sqm  
Total Area: 126 sqm

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