







48b Tulip Street, Hyams Beach

Exclusive Hyams Beach Designer Home

Set within the tightly held enclave of Hyams Beach, this near-new, uniquely designed residence delivers an exceptional standard of quality in one of Australia's most exclusive coastal locations. Properties of this calibre are seldom offered in Hyams Beach, making this is an outstanding opportunity for the discerning buyer to secure architectural excellence in an iconic coastal setting.

Meticulously finished throughout, the home showcases a carefully considered colour and material palette, highlighted by American oak timber floors and premium fixtures that elevate everyday living. Light-filled interiors are enhanced by high ceilings, creating a sense of space, warmth and architectural refinement across both levels.

Thoughtfully designed to capture this extraordinary setting, the residence enjoys stunning views across Jervis Bay, with water vistas visible from the garden as well as from both the lower and upper living levels - reinforcing a seamless connection to the surrounding coastal environment.

The home offers three generously sized bedrooms, including a refined master suite complete with a walk-in robe, private ensuite and its own

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FOR SALE
Price Guide: $2,650,000

VIEW
By Appointment

AGENTS

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balcony. The remaining bedrooms feature built-in robes and are complimented by beautifully appointed bathrooms, with three bathrooms in total, including one with a full bathtub, as well as a separate powder room.

A grand entry featuring an oversized custom front door leads to a statement staircase and into the upper-level living zone, where an impressive kitchen forms the heart of the home. Designed for the entertainer, the kitchen features quality cabinetry with display shelving, a walk-in pantry, integrated appliances and a substantial 40mm stone benchtop. This space flows effortlessly into the main living area and through stacked sliding doors to a balcony overlooking the pristine waters of Jervis bay.

On the lower level, the home opens to a tiered timber deck that leads on to a private, professionally landscaped travertine-paved courtyard, surrounded by a lush, resort-like oasis. Complete with a fire pit, this intimate outdoor retreat is ideal for relaxed entertaining or quiet coastal evenings.

Additional features include premium inclusions throughout, electric roller blinds, and ceiling fans paired with ducted air-conditioning ensuring year-round comfort. The home is complemented by a double carport and an additional outdoor shower, providing both practical convenience and lifestyle functionality. Positioned just steps from the white sands of Hyams Beach and moments from Booderee National Park, the location is second to none.

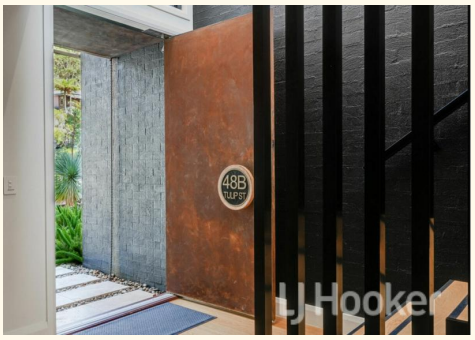
This exceptional property will resonate with owner-occupiers seeking a premium coastal retreat, as well as astute investors focused on performance. Successfully established as a highly regarded holiday accommodation with a loyal base of returning guests, it delivers impressive returns —surpassing other offerings within the Hyams Beach market. An enviable lifestyle asset, it stands as a compelling long-term investment in one of Australia's most tightly held and breathtaking beachside locations.

For further information and to arrange an inspection, contact James Lewis on 0414 715 668.

MORE DETAILS

Property ID	TSBFAT
Property Type	DuplexSemi-detached
Land Area	366 m2











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48B TULIP STREET, HYAMS BEACH

RESIDENCE AREA : 251m² (APPROX INTERNAL AREA + CARPORT + DECK + BALCONY + ENTERTAINING AREA)

DIMENSIONS ARE APPROXIMATES ONLY & ALL INFORMATION GATHERED WE BELIEVE TO BE FROM RELIABLE SOURCES HOWEVER IT CAN NOT BE GUARANTEED & INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.

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