

11 Dulcimere Street, Tahmoor




Dual Income & Dual Living Opportunity – 2024 Build

Presenting an outstanding opportunity for families and investors alike, this versatile 2024 built property features a spacious main residence alongside a self-contained granny flat—ideal for extended family living or strong dual income potential through additional rental return.

Boasting a total of 6 bedrooms, 3 bathrooms, and a 2-car garage on a 486m² block, this home is thoughtfully designed to accommodate a variety of living arrangements while delivering comfort, space, and modern convenience in a highly sought-after Tahmoor location.

Main Residence Features:

- High quality laminate flooring throughout, complemented by 60cm x 60cm porcelain tiles in the kitchen area
- Double sliding glass doors opening to the rear deck
- Generous kitchen with walk-in pantry, ample storage, 40mm quartz benchtops, Westinghouse 900mm gas cooktop and electric oven
- 12kW Samsung ducted air conditioning with 3 zones and 7 outlets, ensuring year-round comfort

6  3  2 

FOR SALE

Price Guide \$1,210,000 - \$1,270,000

VIEW

By Appointment

AGENTS

Malcolm McEachern

0401 997 700

mal.mceachern@ljhooker.com.au

Melika McEachern

0476 394 323

melika.mceachern@ljhooker.com.au

AGENCY

LJ Hooker Picton

(02) 4677 3441

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



- High 2.7m ceilings throughout, enhancing natural light and sense of space
- Large master bedroom with ensuite and walk-in wardrobe
- Built-in wardrobes to all bedrooms
- Sensor alarm system for added security
- Floor-to-ceiling tiles in ensuite and main bathroom

Granny Flat Features:

- Spacious kitchen with ample storage, 20mm quartz benchtops, gas cooktop and electric oven
- Built-in wardrobes to both bedrooms
- High quality laminate flooring throughout
- 3kW Samsung split system air conditioning
- Floor-to-ceiling tiled bathroom

Situated in a highly desirable pocket of Tahmoor, the property is just a 2-minute drive to the town centre or a 5-minute walk to the local train station. Residents enjoy close proximity to Woolworths, Aldi, medical centres, pharmacies, local schools, childcare facilities, and a wide range of everyday amenities.

DISCLAIMER: All information contained herein is true and correct to the best of our knowledge; however, we encourage all interested parties to carry out their own enquiries and seek independent legal advice.

MORE DETAILS

Property ID	4KHHV8
Property Type	House
Land Area	486 m2

Malcolm McEachern 0401 997 700

Licensee | mal.mceachern@ljhooker.com.au

Melika McEachern 0476 394 323

Sales/Director | melika.mceachern@ljhooker.com.au

LJ Hooker Picton (02) 4677 3441

Suite 2, 150 -158 Argyle Street, PICTON NSW 2571
picton.ljhooker.com.au | picton@ljhooker.com.au

