



42 Tate Place, Jamberoo



A Spacious Family Haven with Panoramic Fairway Views

Privately positioned at the end of a quiet cul-de-sac, 'Fairways' at 42 Tate Place, Jamberoo, offers a rare combination of generosity of scale, serenity and an impressive 'front-row' outlook across the manicured fairways of Jamberoo Golf Course. Set on a sizeable 1,317sqm parcel, this substantial residence delivers multi-generational flexibility, income potential and a lifestyle defined by natural beauty – all just ten minutes inland from Kiama's beaches and coastal buzz.

From the moment you arrive, the setting feels special. Mature gardens frame the driveway, and the elevated position ensures privacy and uninterrupted views. Step inside and the home's signature feature becomes apparent: panoramic views stretching across the greens, visible from expansive living zones, bedrooms and the deep wrap-around verandah. Whether it's morning light drifting across the course or golden hour settling over the landscape, the view is yours to savour every hour of the day.

The main living area – a spacious open-plan zone combining family lounge area, dining space and kitchen – is designed for connection

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Price	Price Guide \$2,250,000 - \$2,325,000
Property Type	Residential
Property ID	549
Land Area	1,317 m2
Floor Area	375 m2

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and comfort. Timber floors, high ceilings and generous proportions create a sense of warmth and openness, while the adjoining formal living room offers a second retreat for quiet evenings or family movie nights. The kitchen is large and well-equipped, complete with quality stainless steel appliances and generous storage in cabinets of deepest blue; positioned to take in the view, it ensures entertaining is effortless and everyday meal preparation a pleasure.

Four bedrooms are located on this level, including a generous master suite with walk-through robe and ensuite. Two bedrooms open directly to the verandah, enhancing the indoor-outdoor flow and offering a peaceful place to start or end the day. A second bathroom, excellent storage and internal access to the two-car garage and laundry complete the upper level's offering.

Downstairs, the home reveals its true versatility. With potential for its own entrance, multiple living spaces, kitchenette and separate laundry, two additional bedrooms and full bathroom, the lower level functions as a fully self-contained wing. Whether accommodating extended family, hosting guests or generating income through rental, this space offers privacy and independence without sacrificing comfort. A study and studio add further flexibility, ideal for remote work, creative pursuits or additional sleeping zones.

From this level, sliding doors open to a sun-drenched terrace and the solar-heated in-ground pool – a standout feature that invites year-round enjoyment. The pool enclosure and surrounding gardens create a private oasis, perfect for entertaining, relaxing or simply soaking in the tranquillity of the setting. With the 3rd tee just beyond the fence line, the connection to nature is ever-present.

Recent upgrades include a new 13kWh solar array, dramatically reducing energy costs and supporting sustainable living. Combined with reverse-cycle ducted air conditioning and the solar-heated pool, the home offers a thoughtful balance of comfort and efficiency – a valuable asset for modern buyers.

Practical features abound: the double garage with internal access, an additional carport, workshop space, subfloor storage and ample room for hobbies, tools or toys. The layout adapts easily to changing needs, making it ideal for growing families, blended households or those seeking a home that evolves with them.

Located in one of Jamberoo's most tightly held pockets, 42 Tate Place is more than a residence – it's a lifestyle setting that blends space, flexibility and natural beauty in perfect harmony. Whether you're seeking a peaceful family haven, a dual-living solution or a property with built-in income potential, 42 Tate Place, Jamberoo

delivers with ease and elegance.

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