



**SOLD**

**SOLD BY FIONA JOHNSON**

Exceptional value for money, this large family home on a huge 968sqm level block borders nature reserve and comprises an inviting 9m x 4m salt water in-ground swimming pool, ducted air conditioning and solar electricity. This 'Entertainer's Dream' boasts a generous floor plan where your family and friends will have plenty of room to move. Featuring an insulated, north facing alfresco area as well as plenty of level yard for your kids and pets to run around and enjoy the sunshine. Walking distance to Coolamon Cafe, close to the golf course, level footpath access to walk or cycle to Billinudgel as well as local sports fields and South Golden Beach.

- \* Salt water in-ground 9M x 4M swimming pool, perfect for endless pool parties
  - \* Ducted reverse cycle air conditioning, solar electricity with 24 panels, garden tank water
  - \* Enormous master bedroom overlooks pool with walk in robe + ensuite with corner spa
  - \* Easy care tiled flooring, open plan living, carpet in bedrooms + built in robes
  - \* Large kitchen overlooks pool area, includes dishwasher + gas cooking
  - \* Insulated, covered, north facing outdoor entertainment area
  - \* Bonus room off kitchen makes a great media room, creative space or sixth bedroom
  - \* Double remote lock up garage with internal access, plus carport
  - \* Massive 968 sqm block bordering nature reserve with private leafy outlook
  - \* Fully fenced yard with gated access to securely park boat, camper or caravan
  - \* Plenty of space to kick a ball or play backyard cricket
  - \* 5 minutes to Brunswick Heads, festival sites and uncrowded surf beaches
  - \* 10 minutes to Mullumbimby along picturesque Coolamon Scenic Drive
  - \* 20 minutes to Byron Bay, 30 minutes to Gold Coast International Airport
- This property is packed full of value and priced to sell, so please call me on 0400 418 886, before you miss out!

**5 BED | 2 BATH | 3 CAR**

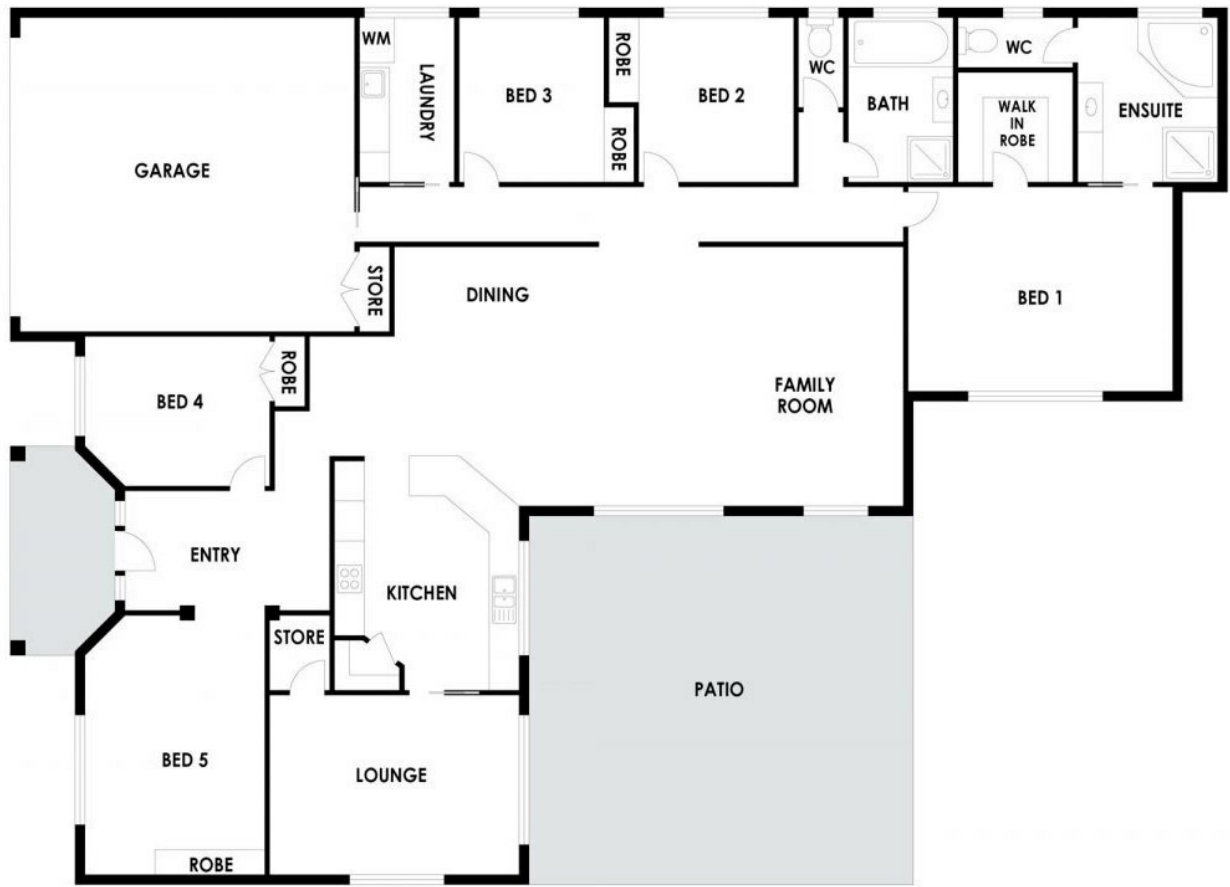
**PRICE:**  
**\$798,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Fiona Johnson**  
**0400418886**  
fionajohnson@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

Scale in metres, indicative only. All information contained herein is obtained from sources we believe to be accurate. We cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries.



OCEAN SHORES  
11 Balemo Dr

5  2  2  | @realty

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Fiona Johnson  
0400418886  
fionajohnson@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

@realty