



# FOR SALE

## STUNNING HAMPTONS STYLE LIVING

Once in a while you come across a home that is truly special! The moment you open the front door to this superb 5 bedroom home, you can feel an abundance of light, warmth & space. The formal lounge room to the right of the entry foyer, is a wonderful quiet place for parents to retreat to and features beautiful views to the mountain ranges. For the entertainers, there is a separate formal dining room that is adjacent to the stunning open plan kitchen & dining rooms. You will love to cook in the beautiful modern kitchen, that features gorgeous tile splash backs, quality stainless steel appliances, and loads of bench space.

To the rear of the home is a spacious family/media room perfect for the kids that leads out to the under cover Alfresco dining area. Backing onto a beautiful reserve & situated on a large 947sqm block, the backyard is fully fenced and there is plenty of room for a pool or a large shed. Back inside and upstairs to the splendid large main bedroom also with gorgeous mountain views. The modern ensuite features twin vessel basins, heated towel rack and a small Juliet balcony. There are another 3 very spacious bedrooms upstairs all with built in robes & ceiling fans, plus the large main bathroom with a beautiful bushland view. Downstairs is where you will find the large 5th bedroom or office which would be fantastic for running a business from home. To complete this package there is ducted reverse cycle air-conditioning upstairs, 2 reverse cycle split systems downstairs a double lock up garage with internal access plus a double carport. Don't miss your opportunity to buy this beautiful home in such a tightly held, sought after location.

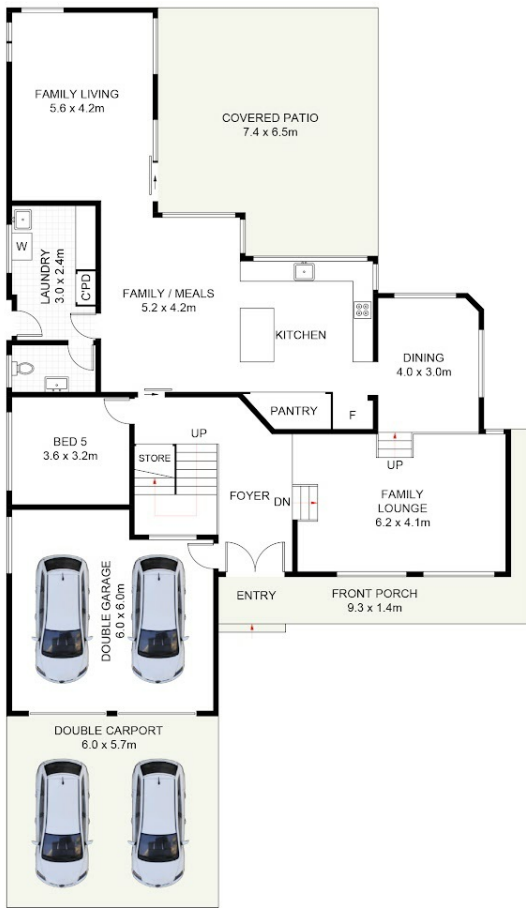
5 BED | 2 BATH | 4 CAR

PRICE:  
\$1,150,000

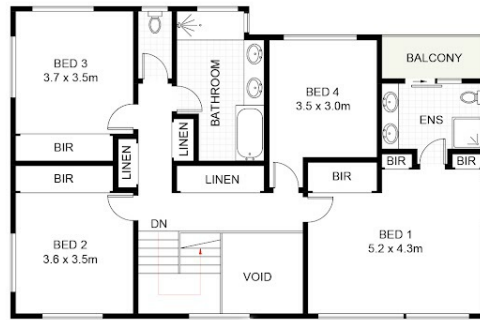
OPEN FOR INSPECTION:  
N/A



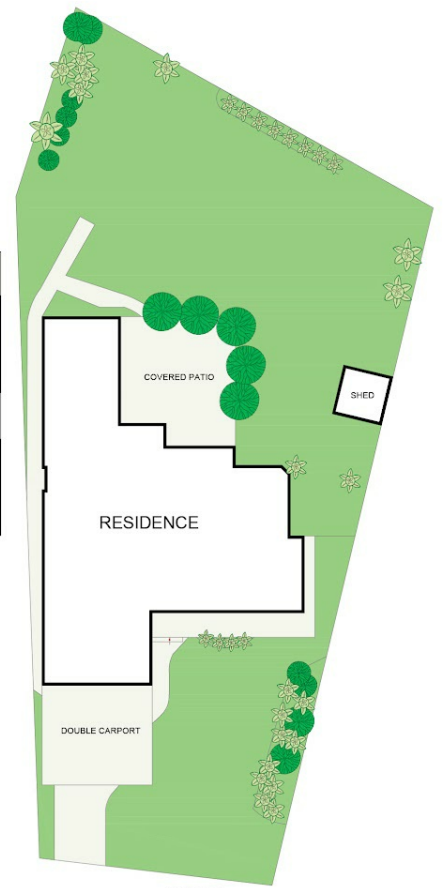
**Nicole Stark**  
**0437500962**  
nicolestark@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



GROUND FLOOR



FIRST FLOOR



SITE PLAN  
(NOT TO SCALE)



18 Bolwarra Road, Coffs Harbour, NSW 2450

DISCLAIMER: PLANS SHOWN ARE FOR PRESENTATION PURPOSES AND ARE NOT PART OF ANY LEGAL DOCUMENT. ALL MEASUREMENTS AND FIGURES ARE APPROXIMATE.

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.