



# FOR SALE

## SPACIOUS AND LAID BACK IN RED ROCK!

This property in the exclusive coastal town of Red Rock is set back from the main tourist area adding to its privacy yet an easy walk to river and ocean. The Architecturally designed house offers timeless warm timber tones in-keeping with its natural environment and complimenting the tranquility of the large 1307 sqm lot. The most recent extension to the home provides a large retreat with walk in robe and ensuite for the parents that also opens out through hardwood doors to a large covered deck overlooking the reserve area adjacent. With a separate entrance it offers great guest accommodation or for the extended family. Through a split level up a few steps on the new Western Jarrah staircase leads to 2 oversized bedrooms with BIR's and the full bathroom with a separate toilet and a laundry with stairs leading to the back yard.

On the upper level the living and dining and again open up to a front veranda. The spaces are large as is the kitchen with 900mm Gas hob and electric oven wrapped in ironbark bench tops, rangehood, dishwasher and pantry. The owners had a view to extend another large entertaining deck and outdoor kitchen through the existing doors off the kitchen dining area, however they have embarked on an Australian adventure so leave the prospects to the new owner. Cathedral ceilings, timber features & plenty of natural light throughout due to clever design compliment the relaxed beachside lifestyle erasing the hectic pace of city life but close to Woolgoolga, Coffs Harbour and Grafton for all the essentials.

Property features include

- \* Big open plan living and dining area
- \* High ceiling for air circulation and great acoustics in living area.
- \* Totally new area downstairs with separate entrance.
- \* Modern home overlooking Crown Land .
- \* R/c Air-conditioning & ceiling fans .
- \* Abundant water from 2 x 5,000-gallon tanks + 1 x500 gallon.
- \* A bore is in place on the property
- \* Shutters & Shades on main windows
- \* Boating, fishing, camping, and surfing at your fingertips
- \* 1307m2 block .Separate areas are allocated for caravans, boats and plenty of off street car parking.
- \* Also a massive solid built 2 car garage with extra long length for workshop & storage.
- \* 2nd garage for boat & toys .

Enjoy the change of pace that Red Rock has to offer from the moment you visit this village where

3 BED | 3 BATH | 7 CAR

PRICE:

\$1,350,000

OPEN FOR INSPECTION:

N/A

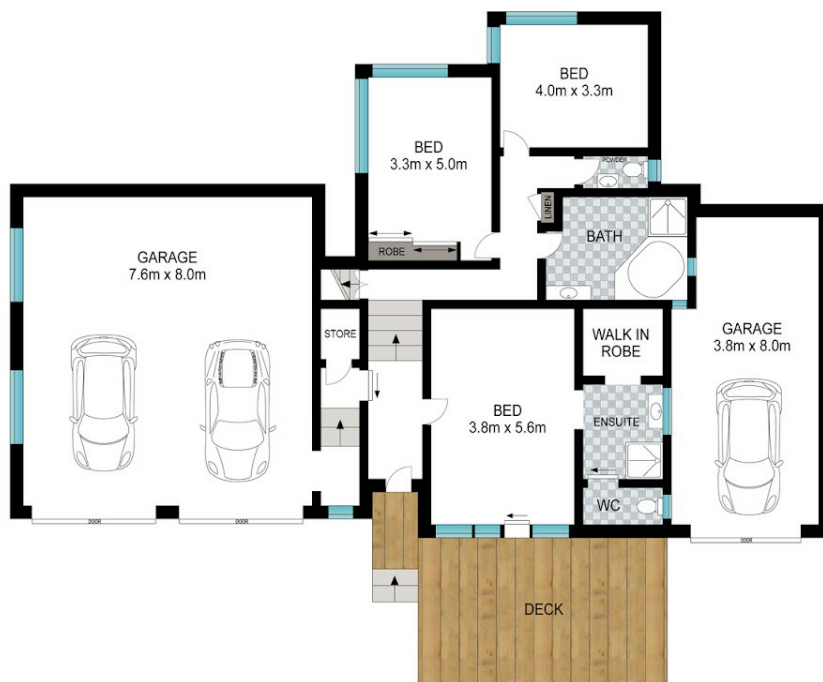


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Killian Property



INT: 260 m<sup>2</sup>  
EXT: 35 m<sup>2</sup>

Scale in meters. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

47 Flaherty Street, Red Rock



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.