



# SOLD

## SOLD BY ROBYN HUNT

With no expense spared this stunning home has been built to the highest calibre and is perfectly positioned in a small and quiet cul-de-sac, adjacent to scenic farmland.

With the convenience of a supermarket, tavern, modern playground, sporting facilities and more all in close proximity it is also an easy country drive down winding backroads to the idyllic Pacific Ocean beaches of iconic Byron Bay and Ballina. Enjoying easy access to both the Pacific and Bruxner Highways the beauty of modern living and a convenient lifestyle are to be found in abundance here.

A refreshing sense of spaciousness in the kitchen, dining and living rooms is accentuated by high raked ceilings with electric opening Velux skylights, which include electric blinds, to allow a flood of natural light. A butler's pantry, decadent kitchen sink and tap, dishwasher and gorgeous 900mm gas cooktop make this central kitchen an entertainers delight.

Built by Stroud Homes with high-end specifications and just 4 years young the seemingly endless list of features include:

- \* Huge main bedroom suite with walk-through robe, plantation shutters and bidet
- \* Gorgeous timber-look tiled flooring throughout
- \* Reverse cycle, ducted air-conditioned, climate zones
- \* Separate study
- \* Option to close off the 3 bedrooms/study/bathroom from the living spaces
- \* Media room
- \* North facing alfresco all-weather entertaining area accessed through stacker doors adjacent to the living area
- \* Masses of storage space (shelved, hanging and drawers)
- \* 5.4kW Solar power with Fronius Inverter and 20 panels
- \* Security/fly screens throughout
- \* Large driveway with extra parking area
- \* Room down the side of the house to fit a boat or caravan
- \* Open North facing aspect over the private, level rear yard with room for a pool (S.T.C.A.) or trampoline

Stylish and timeless throughout and boasting space, practicality and flexibility this is a home

4 BED | 2 BATH | 2 CAR

PRICE:  
\$1,155,000

OPEN FOR INSPECTION:  
N/A



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# 11 Callicoma Court, Wollongbar



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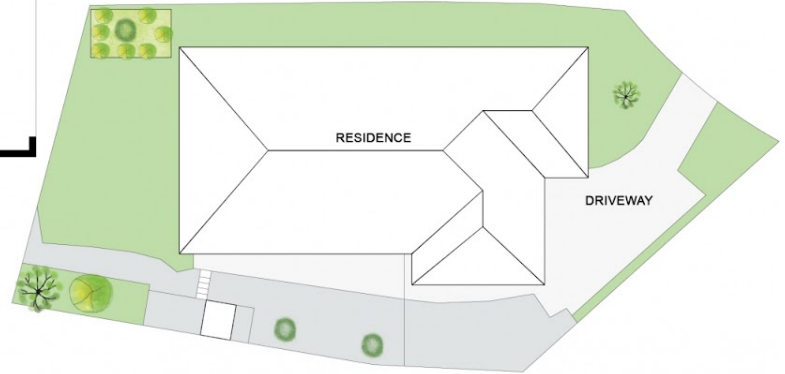
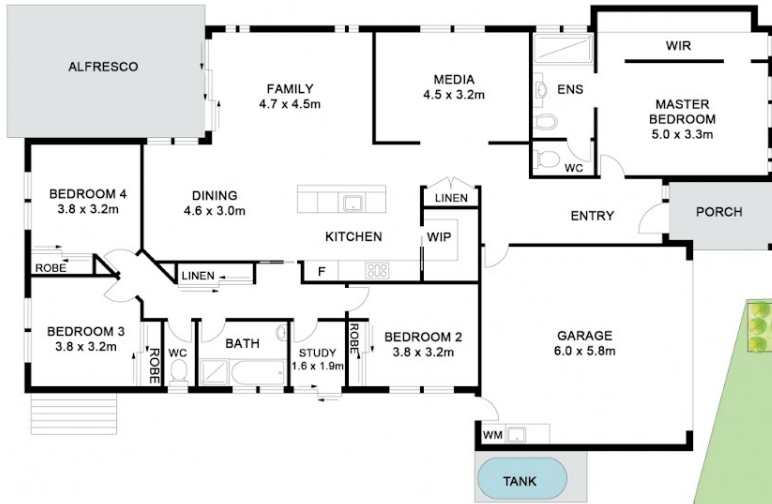
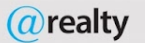


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APPROXIMATE AREAS

INTERNAL: 214m<sup>2</sup>

EXTERNAL: 29m<sup>2</sup>



SITE PLAN  
(NOT TO SCALE)

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.