



**SOLD**

## A STYLISH PARKSIDE PARADISE

Now here is an incredible home positioned perfectly with direct access to the Golf Course and with an expanse of public reserve out the front which makes you feel like you are in the middle of a beautiful park with open space and trees as your playground just outside your door. This is a first time offered opportunity and it exudes style and class.

This really is luxury living in a beautifully designed one level 3-bedroom open plan home facing out onto the courtyard and swimming pool and looking out onto the extensive public reserve between the house and the golf course. Private and quiet, positioned at the end of the street and placed to capture the natural views to the east, this is ideal for those looking for a quality lifestyle within easy access to town, the beaches and cafes and a hop, skip and a jump and you are teeing off on the 18-hole golf course.

The house has been thoughtfully designed and has some wonderful features including timber vaulted ceilings, central kitchen with stunning island bench, various living spaces to retreat and enjoy the ambiance and atmosphere of living by the park, with views from each vantage point through the glass doors and windows. This brings to life the indoor/outdoor living experience which is such an integral part of Australian coastal living.

The main bedroom also has views to the pool and park and being North facing it captures the morning light and sun, providing a positive way to start the day. Enjoy a cuppa in the sunshine just outside your bedroom door on the courtyard. Ensuite and walk in robe complete the picture.

There are 2 more good sized bedrooms, a cleverly designed study nook and a great sense of space throughout the home. A lot of your time will be spent outside in the courtyard or in the pool, such an attractive proposition and the current owner can attest to this wonderful lifestyle having lived here for the last 25 years and in some ways a reluctant seller, but it is time to move on and let another lucky owner enjoy this magical place.

This is quality living at its finest, very rare to find a house in this position with this outlook and with the open space beyond the yard, a real treat.

Book your private inspection today

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

PRICE:  
**\$1,340,000**

OPEN FOR INSPECTION:  
N/A



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**14 Arthur Street, South West Rocks**  
**Total Size: 250m<sup>2</sup>**

All measurements have been created digitally. These measurements are approximate only.



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.