

14 BOLWARRA ROAD, COFFS HARBOUR, NSW, 2450



**SOLD**

**PRIVATE RAINFOREST RETREAT 2 KLM FROM TOWN CENTRE 4 BEDROOMS | 2 BATHROOMS | DUAL LIVING | HUGH SOLAR BATTERY | 3/4 CAR PARKING.**

Wake each morning to the sounds of native birdlife and unwind in the evenings on one of the multiple expansive balconies, all capturing serene treetop vistas. This is rainforest living at its finest.

The abundant orchard and gardens include mandarin, lemon, orange, cumquat, lime, avocado, sapote, apple, grape, passionfruit and a flourishing selection of vegetables—spinach, rhubarb, parsley, lettuce and rocket—providing a genuine “garden-to-table” lifestyle.

**UPSTAIRS – MAIN RESIDENCE**

Thoughtfully designed for comfort and accessibility, the main level offers:

- Three generous bedrooms, all with built-in wardrobes
- A well-appointed family bathroom
- A spacious, light-filled living and dining zone
- Large balconies ideal for entertaining or enjoying the tranquil rainforest surrounds
- Wheelchair access throughout

**DOWNSTAIRS – FULLY SELF-CONTAINED STUDIO**

A superb dual-living solution with its own private entrance, featuring:

- One spacious bedroom
- Ensuite bathroom
- Full kitchen
- Tiled living and dining area
- Private balcony with leafy outlook
- Wheelchair accessibility

Perfect for AirBnB, guest accommodation, extended family, an expanding household, or even a professional practice—this versatile setup provides multiple income or lifestyle opportunities.

**ENERGY EFFICIENT & MOVE-IN READY**

A substantial solar system with large battery storage ensures year-round comfort with minimal electricity costs. Recently renovated throughout, the property is fully move-in ready with nothing left to do.

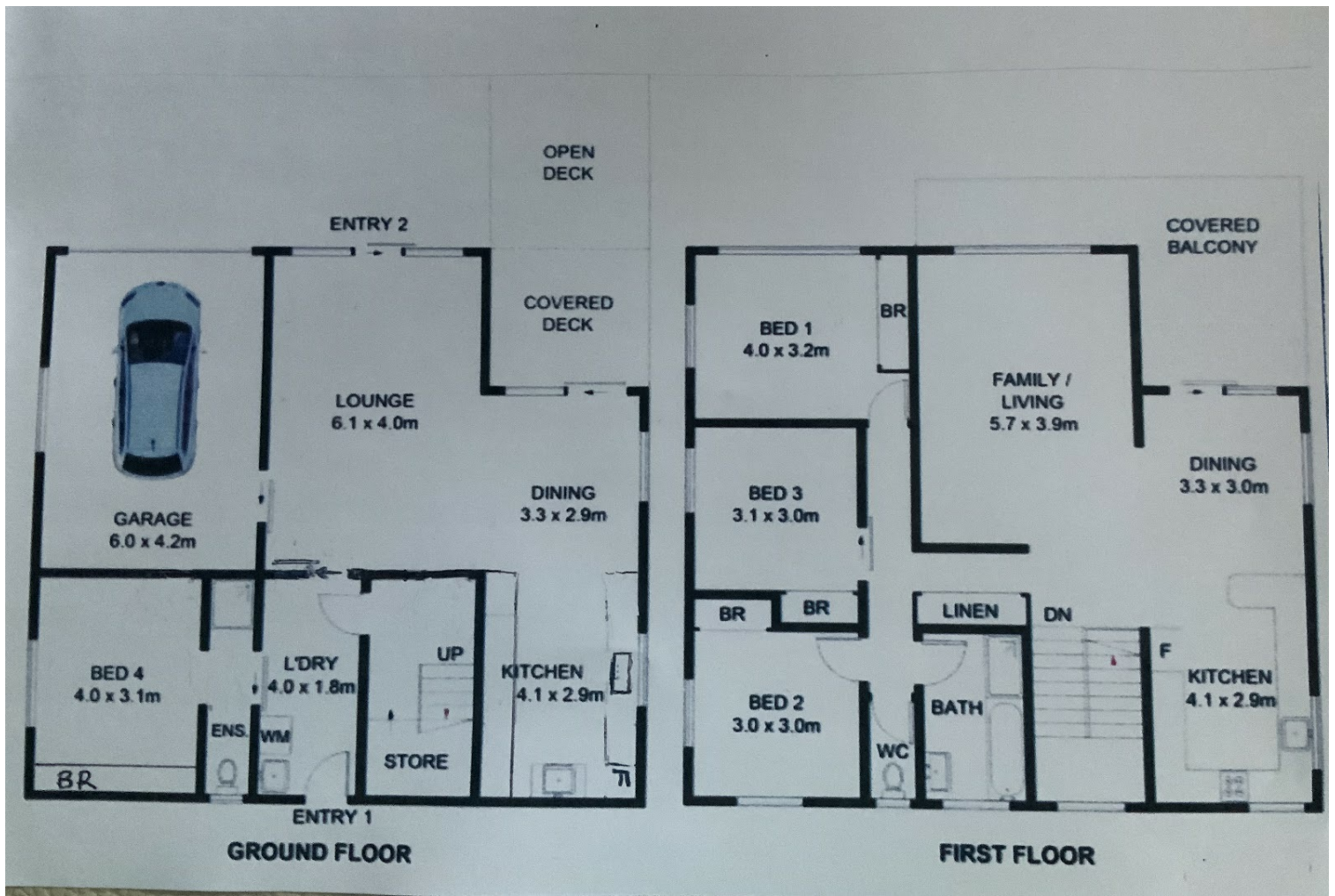
**4 BED | 2 BATH | 4 CAR**

**PRICE:**  
\$1,001,000

**OPEN FOR INSPECTION:**  
N/A



**Cheryl Donaldson**  
**0466037468**  
cheryl@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



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.