



FOR SALE

A PRIVATE COASTAL SANCTUARY IN THE HEART OF ARRAWARRA BEACH

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Tucked away in the quiet, tightly held village of Arrawarra Beach, this much-loved two-storey home captures the essence of a slower, more connected coastal lifestyle — one that feels increasingly rare on the Mid North Coast of New South Wales.

Set within an exceptionally unique and highly sought-after pocket, the home is surrounded by state forest, coastal waterways and protected native land, creating a setting that feels permanently preserved. With very limited properties and minimal turnover, this is a location where the natural landscape, wildlife and sense of privacy are effectively locked in.

Just approximately 100 metres from the beach, the setting feels more like a private rural retreat than a coastal suburb. You'll feel as though you're living on small acreage, yet positioned right on the east coast of Australia. There's a timeless quality here — a genuine step back into the 1970s coastal hideaways, where natural terrain, surfing, fishing and simplicity defined everyday life.

With a bush reserve at the rear, the home enjoys a rare sense of privacy and calm, where the sounds of the ocean and native birdlife replace traffic and crowds. The backyard is a retreat of its own, framed by established palms and greenery, complete with a swimming pool ideal for both quiet mornings and relaxed afternoons with family and friends.

Inside, the home is warm, welcoming and full of character, reflecting decades of thoughtful care. Downstairs features an open-plan living and dining area flowing effortlessly outdoors, with a practical kitchen and island bench at its heart. Two bedrooms and a family bathroom on this level provide flexibility for family or guests.

Upstairs forms a peaceful retreat, offering a second lounge and the master bedroom with leafy bushland outlooks, creating a private zone away from the main living areas.

Arrawarra Beach remains one of the coast's true hidden gems — a charming seaside village with a strong community feel and unspoilt surf beaches, favoured by longboard and mal riders.

3 BED | 2 BATH | 2 CAR

PRICE:
Price Guide \$1,250,000

OPEN FOR INSPECTION:
N/A



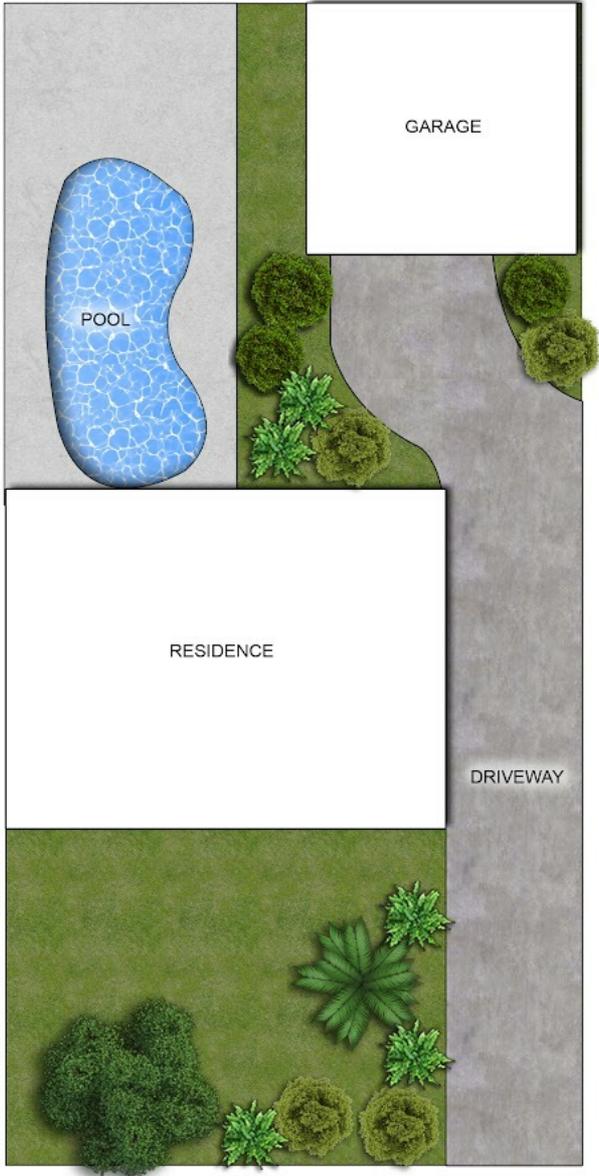
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UPSTAIRS LEVEL



DOWNSTAIRS LEVEL



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.

All enquiries must be directed to the agent, vendor or party representing this floor plan.