



**11 Namoi Glen, Ocean Shores**



## Elevated Coastal Retreat

Set high on the hill with wonderful valley views to the north east. The perfect aspect brings sunshine and light throughout the day to the substantial tropical gardens and the resort like home. Spread over 2485 square metres this property is a unique opportunity. Situated between two council reserves it is totally private, without close neighbours, a place to relax unwind and enjoy nature and amazing bird life to your heart's content.






The light filled main home has 3 generously sized bedrooms, a sunroom/study and a large guest room downstairs, with private outdoor area and bathroom. There are 3 bathrooms, a large laundry and lots and lots of storage.

Polished hardwood flooring and 3 under roof decks, enjoying spectacular views of the full moon rising above the Pacific Ocean and capturing cooling summer breezes that create a perfect ambiance. Concealed behind lush sub-tropical plantings, the large flat backyard has space for the backyard cricket and a stunning all seasons pool is bathed in sunlight all year round.

Downstairs there is a large workshop and storage area suitable for storing all of your mowers, bikes, surfboards plus much more.

There is an studio with en-suite on the upper level of the property that is suitable for art or yoga activities with under cover parking.

Also on the lower level there is a double garage with a bathroom and attached carport. Abundant parking exists on a large concreted area and also a flat grassed area.

 4 
  5 
  5 
 
 2,485 m<sup>2</sup>

<b>Price</b>	\$2,290,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1363
<b>Land Area</b>	2,485 m <sup>2</sup>
<b>Floor Area</b>	234 m <sup>2</sup>

### Agent Details

Todd Buckland  
0408 966 421  
todd@byronshirerealestate.com.au  
Gary Brazenor  
0423 777 237  
gary@byronshirerealestate.com.au

### Office Details

Brunswick Heads  
3 Fawcett St Brunswick Heads, NSW,  
2483 Australia  
02 6685 1754



Highly recommended to those searching for a coastal retreat with maximum privacy, open to northerly sea breezes and yet sheltered from the southerlies, with the flexibility to accommodate home offices, extended families and, with council consent, bed and breakfast.

Call Todd and Gary to inspect!

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.