



95 Orana Rd, Ocean Shores



## UNDER CONTRACT - Perfect Aspect With Stunning Hinterland Outlook

This well presented, 2015 quality-built home is ideal for families with fabulous open living areas and generously sized bedrooms including a massive parent's retreat.

Situated on an elevated 1404m<sup>2</sup> block with a perfect due North aspect and stunning hinterland views you will love relaxing on the North facing deck and enjoying the sea-breezes.

You will also appreciate the high ceilings, solid timber floors, granite worktops, established gardens as well as the potential for a separate granny flat and a pool.

Key features here include;

- Due North aspect with stunning hinterland outlook
- 1404m<sup>2</sup> block with room for a pool
- 2.7m high ceilings
- Oversized double garage with epoxy coated floors
- 3 spacious bedrooms plus guest accommodation
- Massive master bedroom with parents retreat
- DA approved plans for secondary dwelling submitted in 2013 (stca)
- Blackbutt timber floors
- Ceiling fans throughout
- Expansive North facing decks to enjoy sea breezes
- Landscaped gardens with established fruit trees, bush foods and edible plants

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<b>Price</b>	SOLD for \$880,000
<b>Property Type</b>	Residential
<b>Property ID</b>	765
<b>Land Area</b>	1,404 m <sup>2</sup>
<b>Floor Area</b>	254 m <sup>2</sup>

### Agent Details

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- Granite worktops, Smeg appliances and stainless-steel dishwasher
- 6-seater spa, Bali hut and pizza oven
- Complete privacy
- 2 mins drive to the beach, shops and Country Club

Priced to sell quickly this stunning property will make the ideal family home. Be sure to call Gary or Todd to arrange your viewing today!

Sellers notes;

Abundant wildlife: Kookaburras, parrots, pheasants, rainforest pigeons, water dragons, possums and scrub turkeys.

Landscaped gardens including over 30 local rainforest species (max heights 5-10m)

Local bushfoods: Davidson's Plum, Lemon myrtle, Lilly pillies, native ginger, red bopple nut, small leaved tamarind and native raspberry.

Over 10 types of fruit trees: Lychee, Banana, Avocado, Orange, Lemon, Mandarin, Lime, Passionfruit, Guava, Longan, Star Fruit, Pineapple, Grape and Macadamia.

Edible plants: Tumeric, ginger, herbs, cassava, chillies and lots more.

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