

**13 Ocean View Road, Arrawarra Headland, NSW  
2456**



**Sold House**

Thursday, 7 March 2024

13 Ocean View Road, Arrawarra Headland, NSW 2456

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 3**

**Area: 720 m2**

**Type: House**



Julie Waugh

## Contact agent

Commanding, captivating and enriched with contemporary elegance, this coastal masterpiece sets a new high standard in effortless living and entertaining in Arrawarra Headland. Designed by the owners and built by a local builder, your breath will be taken away with the impressive ocean views, northerly aspect, sheer size, quality, and craftsmanship of this magnificent property. The moment you step into the entry foyer you will notice no expense has been spared, with tiled floors, soaring ceilings, wide hallway, and ample storage. The upper level is accessed by a feature staircase and is bathed in natural light, boasting an open plan design, vaulted ceilings and featuring the warmth of timber floors. For those who do not want to take the stairs, a state-of-the-art lift will not only dazzle but connect you seamlessly to the upper level. You will be captivated by the privacy and superb ocean views on offer from the large wraparound patio, a perfect spot to enjoy entertaining with family and friends no matter what the weather. The designer kitchen is a standout feature of the home & an entertainer's delight. It showcases an integrated fridge & freezer, 900mm freestanding gas/electric oven, dishwasher, stone benchtops, breakfast bar with stacking server windows to enhance that indoor/outdoor dining appeal. Light and bright, the dining area offers picturesque views through the expansive doors and windows and blends harmoniously with the spacious outdoor entertainment zone that overlooks the pool. The living space is fitted with reverse air conditioning, large feature fan and wood fireplace, allowing this area to be comfortably enjoyed both summer and winter. The master bedroom presents an oasis of space, light and luxury, and is privately located on this level and provides a walk-in robe plus a built-in robe for his/her storage, with a contemporary ensuite. Enjoy mornings spent on the front deck with a cup of tea, while listening to the gentle sounds of the nearby ocean. The lower level is fully self-contained and is perfect for the extended family, teenage retreat, or guest accommodation. Featuring a generous family room, meals zone and second kitchen, this area connects effortlessly to the sun-drenched outdoor patio that showcases the saltwater pool and entertaining space. A bonus is the outside bathroom, great to wash off after a swim at the beach or pool. This level also offers Bedroom 2/guest suite complete with RCA and private deck overlooking the pool area, whilst Bedroom 3/Study is located at the front of the home, both rooms offer BIR'S and overhead fans. A modern family bathroom with bathtub, and dual basin vanity and a good-sized laundry with ample storage services this level. Further to this is a massive 8.9m x 8m garage with epoxy floor, automatic garage door plus a second roller door that opens to a designated boat/van storage area. Fully fenced with solar hot water and power this property offers the ultimate coastal lifestyle. Being just a 450m walk through Coffs Coast Regional Park to a choice of beaches, perfect for surfing, fishing, swimming, or morning strolls. All this and more is just a 7 minute drive to all the shops, restaurants, cafes and boutiques in the thriving seaside village of Woolgoolga and an easy drive to Coffs Harbour CBD, hospital, and airport. Don't let this opportunity pass to own this impressive beach house in Arrawarra Headland. Call today to arrange a private inspection..

Luxury dual level home on fully fenced 721m<sup>2</sup> block, 450m to beach. Ocean views from all directions, large L shaped patio with all-weather blinds. Gourmet kitchen with integrated appliances, servery window, 3.5 bathrooms. Vaulted ceilings, timber floors, wood heater, internal lift to second level. Lower level completely self- contained, suitable for the extended family. Sparkling inground pool with outside bathroom/change area. Massive 8.9m x 8m garage with auto door, solar hot water & power Rates: \$3609 PA