

# 23 Banool Circuit, Ocean Shores, NSW 2483

## House For Sale

Tuesday, 28 May 2024

23 Banool Circuit, Ocean Shores, NSW 2483

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 726 m2

Type: House



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## Guide \$1.58 - \$1.67m

Capturing magical 180 degree ocean views, this standout home will take you to a higher level and once on the property, gives an instant sense of seclusion and prestige. Set on a generous and commanding block, on a highly sought after quiet street, this palatial home has been cleverly designed with all year round sunlight in mind that spills in from the extensive Nor-East facing balconies into the stunning and spacious lounge. Perfect for entertaining, this combination of open plan living, expansive covered balconies and intricate high apex ceiling aligns beautifully with the extensive ocean vistas laid out as an ever changing backdrop. The home draws design inspiration from a multi cultural mosaic with a slight lean to the East. The kitchen is a celebration in functionality and form with handmade 55mm concrete tops and island making for a pivotal centre of the home that will bring everyone together. Meals are served either in the sunlit dining area or choose to take to the balcony for al fresco dining at its finest. Anytime of day is splendid on the balcony and is a real highlight. Its not like there is nowhere to retreat to when you do want your downtime though in this grand home, with perfect seclusion in the three bedrooms on this upper level. The main, with ensuite and walk in robe, has a feeling of relaxed warmth and stepping from here onto the balcony there is both the dramatic, all round view with the added pleasure of privacy ... which makes for a rare but special couple. The design, spread the bedrooms apart so as to allow breathing space from each other and is ultimately the key to this design working and flowing so well around the central hub. Also, on this level is main bathroom and small office / storage space with all year round cooling and heating from split system air conditioning. Being built into the hillside, allows this main level still to connect with the rear garden. Intricate rockwork and timber terracing gives wonderful access to level garden areas for vegetable and herb growing and children's playtime. Or to simply sit back on the grass and enjoy the sun amongst the mango and citrus trees. On the lower level you will find a large light and bright 4th bedroom, which would be ideal as a home office or consultation room with the property having NBN wifi. There is a laundry and access to the vast double garage here also. There is a sizable solar array on the roof and thoughtful plantings that will see the property into the future and leave the new owners with very little to maintain. The position is picture perfect with the residence set well back from the street and nestled into the hillside that nearby backs onto national parkland and faces down towards the superb beaches of New Brighton and South Golden Beach. Cycling or walking will see you lazing on the sand, ordering at the cafe, sitting by the river or taste testing at the farmers market in 5 or 10 minutes! Great access from here to the highway takes you to GC Airport in 30 min and Byron Bay is only 15 minutes to the South. This is a standout residence in a standout location so move quick to book your private tour and secure this great value property that will repay you for years to come.