

**31 Collins Lane, Casuarina, NSW 2487**



**House For Sale**

Tuesday, 16 January 2024

31 Collins Lane, Casuarina, NSW 2487

**Bedrooms: 4**

**Bathrooms: 2**

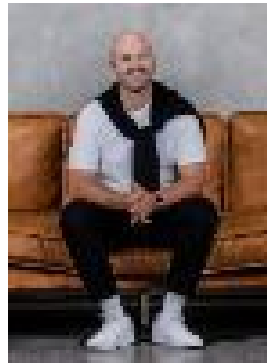
**Parkings: 2**

**Area: 727 m2**

**Type: House**



Carol Witheriff  
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## Price Guide: \$3.750m

QUALITY BEACHFRONT HOME IN PRIVATE LOCATION Welcome to "TRANQUILITY HOUSE," a blissful abode by the sea. Think summer days lazing on the deck, walking on the beach, or swimming in your 22-metre heated lap pool, this one promises an endless summer lifestyle. BEST VALUE ON CASUARINA BEACHFRONT With beachfront land now selling for above \$3 Million, TRANQUILITY HOUSE is selling for below replacement value. Be quick to arrange an inspection - this is a gem waiting to be found by you & won't last long !! This stunning, coastal residence, which has been architecturally designed, for effortless living, evokes feelings of the ocean, amidst a white colour palette, intertwined with natural timber accents. Built with high quality materials & meticulously maintained, this beautiful beach house oozes charm, character & a calming peaceful ambiance. You have Casuarina Beach at your back gate & are within close walking proximity to local cafes, restaurants, shops, Casuarina Rec Club & the Coles Shopping Village. Anchored by timber flooring, topped with high pitched rooflines & exposed timber beams, the home is cool in summer and warm in winter. New Ritek roofing was completed in 2021 to benefit the home a high thermal rating for energy conservation & a 15-year warranty. The spacious, recently renovated entertainer's kitchen boasts natural marble bench tops, 900mm wide Ilve double oven & gas cooktop, Miele appliances & full butler's pantry to service a light filled internal living and outdoor dining zones. Banks of glass doors provide abundant natural light, ocean breezes & seamless connection to the 2 magnificent alfresco dining decks. These very private balconies benefit you with both a north facing and east facing zone, for easy coastal entertaining in all weather conditions. The master suite is charming & cosy, with its pitched rooflines and enclosed balcony, offering you a sanctuary for peaceful relaxation. A recently renovated ensuite comes with a free-standing bath, twin vanities, floor to ceiling travertine tiling & big shower with dumper head, to complete the parent's zone. An additional powder room on the upper level & loads of storage are a bonus. Downstairs there are 3 generous built-in bedrooms & a second living room for family and friends to be easily accommodated. The three-way bathroom configuration is both clever & practical to service the lower level comfortably. A covered alfresco patio overlooks the serene swimming pool, & it includes a built-in kitchen with barbeque, stone benchtops & timber cupboards for storage. This flows to the tranquil, mature gardens & gate access to beautiful Casuarina Beach. If fitness is high on your agenda, then the 22-metre heated lap pool & separate sunken heated spa are fantastic additions to this stunning beachfront home. "TRANQUILITY HOUSE " IS CASUAL COASTAL LIVING AT ITS BEST !!! CONTACT CAROL WITHERIFF on 0413 056 405 or NICK WITHERIFF on 0405 618 477 TO ARRANGE YOUR PRIVATE VIEWING. PROPERTY FEATURES:- Large 727m2 fully fenced, elevated beachfront block with low-maintenance grounds- 4 generous bedrooms- 2 sleek bathrooms & a powder room- Designer kitchen with quality appliances & butler's pantry- Separate 2nd lounge room downstairs- Jetmaster gas fireplace in upstairs lounge room- Security alarm system- Secure & private entry with new Intercom system- Plantation shutters - New 8.5kW Daikan air conditioning in lounge installed 2023 and master bedroom in 2021 - Gas heater outlet to downstairs lounge room- All ceiling fans replaced mid 2023- Solar panels for pool and electricity- Pool heater replaced 2021- Multiple entertaining zones- Outside shower- Internal laundry with good storage & access to north facing drying yard- 22 metre (Grander) freshwater swimming pool with lighting, waterfall features & new pool heater in 2023- Large double garage & storage space- Sunken heated spa - New built-in BBQ - 2021- Termite protection system- Spear pump for Hunter auto irrigation (5 stations) Replaced in 2022- Remote garden and pool lighting - new in 2023 - 2 outside garden sheds- Recently repainted externally 5 MINUTES TO NEW TWEED VALLEY HOSPITAL 15 MINUTES TO GOLD COAST INTERNATIONAL AIRPORT 30 MINUTES TO BYRON BAY CLOSE TO SCHOOLS, SHOPS, CAFES, BUS-STOP, MEDICAL CENTRE, COLES SHOPPING CENTRE, CASUARINA REC CENTRE, AND THE NEW CASUARINA TOWN CENTRE Disclaimer: All information (including but not limited to the property area, floor size, price, photos, address, and general property description) is provided as a convenience to you and has been provided to LJ Hooker by third parties. 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