

50 Grey Gum Trail, Murrays Beach, NSW 2281



Sold House

Friday, 3 November 2023

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Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 401 m2

Type: House



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\$1,350,000

A break away from project home living, this architect designed, pavilion style residence is heavily customised and offers a unique design, with a strong emphasis on individuality and personality, as well as maximum space but minimal workload. These owners wanted to live amongst the trees and enjoy gorgeous leafy outlooks, but they definitely didn't want to spend their days off mowing and manicuring gardens. With a passion for the outdoors, they preferred to be in the surf or bush, or out on The Lake, rather than being a slave to a house and backyard. Their passion for the outdoors is evident in the home itself, with a heavy focus on living and entertaining deck-side with family and friends, the wonderful flow between indoor living and outdoor living being very deliberate and not at all accidental. The owners very specifically chose this block because of its wildlife corridor surrounds, taking full advantage of not 1, but 2 different habitat corridor outlooks, being on a corner they felt more like a little island on their own looking out to nature. They didn't feel wedged between neighbours to the left and right, as they might in more traditional suburban living. Intentionally planting out the property in a way that is self-mulching, provides maximum privacy and requires minimal effort, they created a picturesque and level, easy care North East facing lawn that enjoys wonderful cool summer sea breezes and plentiful warm winter sun, with a pizza oven and firepit for evenings outdoors. Focused again on the outdoors, an amazing breezeway is the beautiful bridge like link between the 2 separate, yet connected pavilions, with a return deck, one side fully covered and the other open, making the perfect outdoor living and entertaining venue, where you can catch the breeze and enjoy all day filtered sun no matter what the season or the weather. An incredibly adaptable home, you can live between both pavilions and spread out across 3 separate living areas. Perfect if you've got kids at home, with airy open living up top, spacious open plan everyday living below and an extra guest house, games, music room or home office just across the way. The enduring design lets you escape to a retreat like upper-level master bedroom with ensuite and lovely leafy outlooks, while the kids enjoy huge bedrooms and their own separate open living and bathroom, also on the upper level, with their own stunning leafy outlooks. This upper-level bedrooms, bathrooms and living space, works wonderfully well, whether you've got tiny tots or adult kids still at home. When they've left and your empty nesters, you'll be able to live entirely on the lower level, claiming the guest house as your master suite, with up top ready and waiting for kids and grandkid visitors. Until then, you might like to capitalize on the guest house in a different way, like our currently, partial empty nester owners are now, generating an income of \$350 a week inclusive of services, with their rarely home professional tenant, who might be willing to stay on, if this interests you You couldn't ask for a more adaptable property, where you feel surrounded by nature and enjoy immense privacy, yet you've got very little yard work to do, so there's time to be outdoors and living a treescape, seascape lifestyle Features of the property include ... - Nature corridors outlooks, opposite the property, in 2 different directions - Promising privacy & lovely leafy, nothing but nature vistas from inside - Open style everyday living that flows to outdoor return deck living below - North East facing indoor & outdoor living, entertaining & easy care lawn - Enjoy filtered sun all day, no matter what the season, inside or deck-side - Love the summer afternoon cool sea breezes that float through in & out - Appreciate how the main living incorporates open lounge, dining & kitchen - Delight in the easy flow to covered & open outdoor living & leafy outlooks - Expect a substantial Caesar stone island bench & innovative butler's pantry - A secret 2-way appliance or café servery station is a little must see feature - Beautifully tied together by stunning hardwood floors, high ceilings & fans - There's plenty of room for both family & guests to mingle on this lower level - Or escape across the breezeway deck to extra guest house accommodation - An idyllic music, games room or home office when no extras are staying over - Expect large open living/bedroom space, an ensuite & a kitchenette set up - Currently let for \$350 a week to a hardly home tenant who could stay on - Up top, discover a whole other world of bedrooms, bathrooms & living - Again with an emphasis on gorgeous leafy vistas & plentiful open space - Here the pavilions join, letting you get to children & or escape them too - The master suite is especially generous with a wonderful feature ensuite - Love the big freestanding bath, oversized huge shower & the robes galore - Kids don't miss out either with really large bedrooms, bathroom & lounge - Natural wool carpets provide that extra feeling of luxe & comfort upstairs - Head back down through the living, out to the decks & an easy-care lawn - The relationship between the living, decks & yard is pretty much 1 level - Lovely gardens are well established, self-mulching & need minimal care - Oversized, auto door double garaging is well hidden around the corner - Lots of room for 2 cars & plenty of extra room for storage & surfboards Surrounded by nature, but with great coffee, surfing and shopping options almost at your door or at most just 5 minutes' drive away. A unique home with plenty of individual personality, designed to be lifestyle, not work focused with an enduring design that will serve you well, no matter what stage of life you're at. Don't

you want and deserve to be out amongst it, living life rather than just being a slave to a house and yard? Apologies, no Saturday open houses or inspections, please call to arrange a viewing, thank you.