

**6 Larelar Court, Ocean Shores, NSW 2483**



**House For Sale**

Wednesday, 12 June 2024

6 Larelar Court, Ocean Shores, NSW 2483

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 835 m2**

**Type: House**



JulieAnn Manahan

0266805000

## Just Listed

**\*\* Private Inspections Only - Call Julie-Ann today 0411 081 118 \*\***Who says you can't have it all? This exceptional property offers waterfront living for not one, but two distinct dwellings with separate entrances. Imagine launching your kayak right from your backyard oasis, and basking in the tranquil ambiance from your sun-kissed decks with views across the water. Whether you seek the convenience of dual living or envision a lucrative income opportunity, here's your chance to have it all in this idyllic sanctuary. Let's explore the main residence. Step into the main house, where sunlight dances off the floor tiles and a vaulted ceiling creates an airy atmosphere that invites you to relax and unwind. Oriented north facing to capture the peaceful water views, large windows and sliding glass doors frame nature's canvas, drawing you outside to the sun-soaked deck where you can while away the hours in your tranquil surrounds. The open plan layout including the kitchen, meals area and living room is ideal to bring the family together. The kitchen is fully equipped for culinary adventures, with a gas cooktop, pantry, and ample storage space. Picture yourself enjoying alfresco meals on the patio, watching kayakers glide by as you savour every bite. In the open living area, find your favourite spot to lounge and linger. Watch the reflections of the water move across the walls as the day unfolds. Slide open the doors to feel a gentle breeze or there's air-conditioning for extra comfort on a hot day. There are three bedrooms, all carpeted and with built-ins. The master bedroom has access to a two-way bathroom and a private deck overlooking the beautifully landscaped garden. Where better to begin your day with a quiet coffee? Wake to water views in the second bedroom, also with access to the deck. This would make a wonderful home office, with the tranquil setting enhancing focus and creativity throughout the day. Stroll through the meticulously landscaped garden, enveloped by established trees and vibrant tropical plantings. Feel the lush lawn beneath your bare feet as you meander toward the serene creek. Picture indulgent picnics under the comforting shade of a majestic eucalyptus tree, this is the life. There's a lock-up garage with plenty of storage space and internal access for convenience. Welcome to your private slice of heaven: the self-contained studio. This space is breathtaking, there's no other way to describe it. With gorgeous features such as timber panelling, natural ply ceilings, pendant lights and bamboo floors, the space is a modern sanctuary, instantly putting you at ease. The line between indoors and outdoors is practically erased with expansive sliding doors - open them wide so you can enjoy a panoramic view of the waterway. This is magic. The craftsmanship here is exceptional. Whether it's the sleek tiling in the kitchen or the stylish feature wall next to the luxurious bathtub, every aspect has been meticulously designed. Upstairs, the bedroom has lofty ceilings and louvred windows, while the built-in wardrobe is a work of art in itself. Originally built as a self-contained haven for parents, this studio is perfect for extended families or as an exquisite accommodation opportunity for extra income. With its own separate entrance, guests can enjoy privacy and tranquillity while still being close to the main house. Who wouldn't want to escape to this serene retreat in such an idyllic setting? It's not very often that dual-living opportunities in a sought-after waterfront location come on the market. Just imagine - picnics on the lush lawn in the landscaped garden watching the ducks play, and launching your SUP for a gentle paddle. This could all be yours. Locations don't get better than this. "We love it here. We are surrounded by nature," said the owner. "Being able to kayak into Marshalls Creek Nature Reserve from our own back garden is very special. We can walk to beach! You've got to love that. We ride our bikes along the tracks to cafes and to the local market, everywhere is so convenient and easy to access." Known for its nature, sports and relaxation, Ocean Shores has a thriving community of families, artists, writers, surfers and retirees. The shopping centre with all the conveniences, including a medical centre, pharmacy, restaurants and tavern is close by. Head south to beautiful Brunswick Heads or go play at Byron Bay. Need to be somewhere else? The Gold Coast Airport is 30 minutes away. Are you ready? Let us help you make the dream a reality. MANA - putting the soul into local real estate. 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