

**76 Smiths Road, Emerald Beach, NSW 2456**

**Sold House**

Wednesday, 4 October 2023



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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 9**

**Area: 1 m2**

**Type: House**



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**\$1,080,000**

Positioned directly across the road from Lake Russell in the leafy Avocado Heights estate at Emerald Beach; this private property on 10,130m<sup>2</sup> (2.5 acres) with two large sheds providing parking for nine vehicles is your semi-rural retreat, just a few minutes to all amenities. The private drive leads through established native bushland to the spacious home which greets you with a large patio that can be screened with spring operated, zip-track awnings to protect you from the elements. The home showcases stylish plantation shutters and ceiling fans throughout. Dramatic cathedral ceilings highlight the two living areas which showcase a brick feature wall. One of the living areas is newly carpeted and includes a reverse-cycle air-conditioner. The remainder of the living areas feature timber-look floating floors. The dining room is adjacent to the living areas and flows through to the renovated kitchen which includes manufactured stone benchtops, an island bench, breakfast bar, canopy range hood, electric cooktop, underbench oven and dishwasher. From the dining room, step up to the bedroom zone, which provides three carpeted bedrooms, one with a built-in wardrobe and two with mirrored cupboards, there is also a renovated family bathroom, complete with freestanding bath. This zone leads outdoors to the 11m saltwater chlorinated inground pool and massive alfresco entertaining area, this expansive area can be enjoyed all year round and can accommodate the largest of family gatherings or simply be an idyllic spot to relax and curl up with a book. There is an additional yard which is secured with exterior aluminium shutters, which is perfect for young children and the family pets. The large laundry provides a second toilet for convenience and is located at the rear of the single lockup garage with access to the outdoors. There are two sheds, a huge 19m x 9m and a 6m x 5m (approx.) which will be the cause for envy, providing plenty of space for cars, machinery, boats and bikes. Additional features include: 5 x whirly-birds, 1 x 20,000 gallon underground water tank and 3 x 22,500L water tanks, huge store area in garage, ceiling light fans, reverse-cycle air-conditioning, blinds, sheer curtains, plantation shutters, NBN to the node, septic tank, wall-mounted TV in the entertaining area and outdoor spa. Only minutes to Moonee Market, Woolgoolga, Coffs Harbour and amenities, this home offers an idyllic semi-rural lifestyle with the peace and tranquility you have been seeking.