

# 7A Katya Court, Ocean Shores, NSW 2483

## Sold House

Thursday, 21 September 2023

7A Katya Court, Ocean Shores, NSW 2483

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 469 m2

Type: House



Danny Thompson  
0414274740

**\$840,000**

This hidden gem is set amongst forest and birdsong, with its private, elevated, off-street location offering direct access to the beautiful Yalla Kool reserve and stunning rainforest walk. The home has been perfectly positioned and is nestled on the edge of Ocean Shores best kept secret garden reserve. Meticulously planned and designed by award winning sustainable architects, Project Habitation, with clever features to make our everyday just a little more green. The home is perfectly complemented by the craftsmanship of the build. Each aspect of the home has been carefully considered and it blends beautifully into its surrounding bushland setting. A major highlight of the home is the incredible Camphor Laurel timber flooring throughout, delighting you with the fragrance of the wood as you enter the home. Design features include -

- Extra large eaves to allow windows to be left open during wet weather.
- Under stair vents and louver windows that can be set to catch prevailing breezes or closed to maintain warmth.
- Large north facing glass doors to capture winter sun with seamless flow onto covered spacious alfresco deck.
- Trellised grape vine provides summer shade and grapes galore.
- Gorgeous camphor laurel floors made from timber harvested on the block.
- Air-conditioned main bedroom with built-in wardrobes and custom made bedside shelves.
- Second bedroom/study has built in modular shelving plus storage cupboards.
- Large enclosed storage area under the house suitable to convert into an extra bedroom or studio space.
- NBN connection
- Solar hot water with gas instantaneous back up.
- Landscaped gardens
- Separate carport

Offering a sought after lifestyle to be immersed in nature and bushland but also have the convenience of being handy to shops, river and beaches. Looking for that something special to call home, then this could be your very own hidden gem. Call for your private inspection today.