

**40 Marsupial Drive, Pottsville, NSW 2489**



**House For Sale**

Tuesday, 2 July 2024

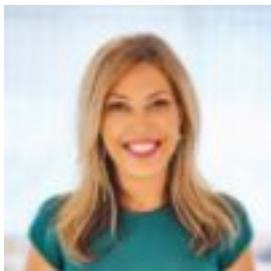
40 Marsupial Drive, Pottsville, NSW 2489

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Amy Sanderson  
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Erin Nielsen  
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## New To Market

This exceptional property in the prestigious Koala Beach Estate of Pottsville offers unparalleled, panoramic views that truly take your breath away. Gaze out over the sparkling ocean towards the iconic Byron Bay Lighthouse, and drink in the magnificent vistas of Mt Warning hinterland. Ideal for families, those who work from home, or extended households, this stunning 4-bedroom home exemplifies luxury coastal living. Downstairs, you'll find 3 bedrooms with built-in robes, a lavish bathroom with Caesarstone benchtops, a laundry, and a leisure room adjoining the sublime 6x3m heated pool. The fully covered outdoor entertaining area is stylishly appointed. Upstairs, a custom-made open staircase leads to a light-filled, open-plan living zone with gleaming tiles, soaring ceilings, and LED lighting throughout. The opulent master suite boasts a breakfast balcony, ensuite, and walk-in wardrobe. The gourmet kitchen is a culinary dream, featuring Smeg appliances, a steam oven, dishwasher, and a massive walk-in pantry with Caesarstone benchtops. The pièce de résistance is the 42sqm alfresco deck, offering unparalleled 270-degree views across to the Byron Bay Lighthouse, the sparkling East Coast, and Mt Warning hinterland – the perfect vantage point to witness the annual whale migration or host unforgettable meals with family and friends. Additional features include solar panels, customized shading, and a 5,000L water tank. Expertly crafted to the highest standards with no expense spared, this superior home is a rare opportunity to secure a truly exceptional coastal retreat. Prepare to be awed by the views, design, and endless array of premium inclusions. Nestled in the prestigious Koala Beach Estate, this property offers a lifestyle that is simply unmatched.

**WHAT WE LOVE:-** Breathtaking 270 degree views to Cape Byron & Mt Warning Hinterland- 42sqm entertaining deck, whale watchers delight!- Master suite with balcony, views to Cape Byron - Open-plan living, gourmet kitchen with butlers pantry- Leisure room opening onto heated pool and spa- Solar power, water tank, ducted air throughout- Built to the highest standards with no expense spared- Generous 1,080sqm block- Situated in the prestigious Koala Beach Estate, providing a high-end, exclusive residential area

**WHERE TO FROM HERE: -** 30 MINUTES TO GOLD COAST INTERNATIONAL AIRPORT - 20 MINUTES TO TWEED VALLEY HOSPITAL - 25 MINUTES TO BYRON BAY - Easy access to the beaches and coastline of the Tweed Valley and Pottsville region- Convenient location near the town of Pottsville, which likely offers a range of shops, cafes, restaurants, and other services

Contact Amy Sanderson 0403 851 003 or Erin Nielsen 0414 259 605 for more information or to arrange a viewing.

**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. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.