



732 Broadwater Road, Broadwater

## Rural Retreat Minutes to the Beach

Set on 5.65 hectares or 13.96 acres (approx.), this stunning lifestyle property offers space, privacy, opportunity and a relaxed rural outlook over the river, all within 6km from quiet pristine beaches and a national park.

The bright and airy, elevated and flood free two-bedroom home features two stories with lovely natural light and exceptional views from every angle. The ground floor features a welcoming central living space with, bathroom, study, bedroom downstairs, oversized internal laundry and extra large garage with internal access. The upper level features a master-bedroom with adjoining nursery or secondary living space with reverse cycle air-conditioning, walk-in robe and ensuite.

A separate retreat located behind the home provides excellent flexibility. Complete with a kitchenette, and generous living space, it's ideal for a growing teenager, extended family, or visiting guests. Outdoors, the property continues to impress with a large carport suitable for tractors, bikes, and trailers, along with plenty of room for the whole family to spread out and enjoy the peaceful surroundings. Mature fruit and macadamias trees, sweeping views across the Richmond River, and cooling ocean breezes each afternoon enhance

2 2 6

**FOR SALE**  
By Negotiation

**VIEW**  
Sat 18th Apr @ 10:30AM - 11:00AM

**AGENTS**  
Robbie McRae  
0478 721 474  
rmcrae.alstonville@ljhooker.com.au

**AGENCY**  
LJ Hooker Alstonville  
(02) 6628 1163

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Interested parties must rely solely on their own enquiries.

LJ Hooker

the tranquil atmosphere.

An established orchard offers year-round produce, allowing you to enjoy lychees, citrus, mangoes, blueberries and more straight from the tree. Surrounded by abundant birdlife, ample space for hobbies and delightful sunsets.

Conveniently located near the Pacific Highway, with Ballina Airport offering daily flights to Sydney, quaint Evans Head 16km away, Lismore and Ballina CBDs within 25 minutes, and the iconic Byron Bay just up the coast, this property delivers the perfect balance of seclusion and accessibility.

#### Features:

- 5.65ha or 13.96 acres (approx.) lifestyle property, 6km from the beach and national park
- Bright and airy two bedroom cottage with flexible spaces
- Fully air conditioned upper level master and nursery, walk-in robe and ensuite
- Ceiling fans throughout
- Modern kitchen with open-plan living and dining
- Separate home office
- Double lock-up garage with internal access
- Separate retreat with kitchenette
- Large carport and additional shed space
- Established macadamia and fruit trees
- River views, and ocean breezes
- A large number of mature fruit trees

#### MORE DETAILS

Property ID	16R5F55
Property Type	House
Land Area	5.66 hectare

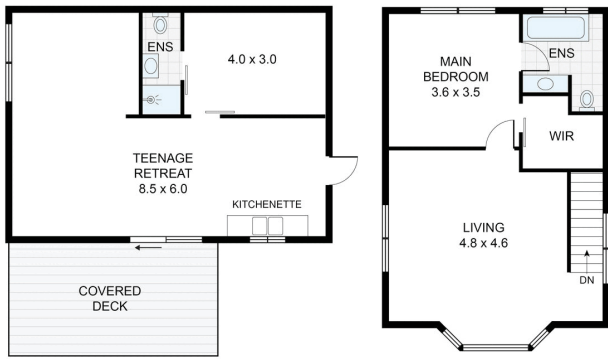
#### Robbie McRae 0478 721 474

Sales Consultant/Licensed Real Estate Agent |  
rmcrae.alstonville@ljhooker.com.au

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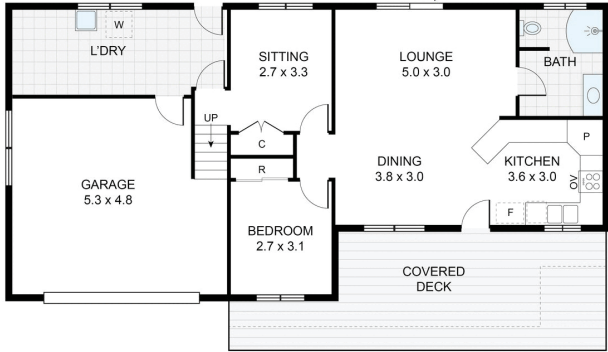
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**TEENAGE RETREAT : 57m<sup>2</sup>**  
(NOT IN POSITION)

**FIRST FLOOR : 55m<sup>2</sup>**



**GROUND FLOOR : 120m<sup>2</sup>**  
(INCLUDES GARAGE)

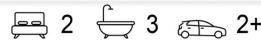


**SITE PLAN**  
(NOT TO SCALE)

APPROXIMATE AREAS
INTERNAL FLOOR SPACE - 202m <sup>2</sup>
EXTERNAL FLOOR SPACE - 48m <sup>2</sup>
GARAGE - 30m <sup>2</sup>

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