

## Diamond Beach, 19 Panorama Drive

The Ultimate dream hideaway

Brand new never lived in architectural passive solar home set on 2.3 fully landscaped acres. Meticulously designed and built by local master builder Matt Worth with attention to detail. Secluded in an exclusive tree lined enclave in Diamond Beach's prestigious pinnacle location. Minutes walk to some of the most picturesque beaches on the coast including Diamond Beach, Black Head Beach, Nine Mile Beach and Seven Mile Beach. A 30 metre ocean pool only a five minute drive.

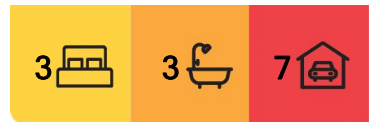
Nestled on a corner block with the tranquil sounds of the ocean and bird life.

The living area and master bedroom overlook the outdoor firepit and large pond which is alive with frogs, fish and turtles.

The main residence is graced with quality throughout inside and out. Not a cent has been spared in creating this masterpiece.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
\$2,195,000

**View**  
[ljhooke.com.au/B47HE1](https://ljhooke.com.au/B47HE1)

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**LJ Hooker Hallidays Point | Diamond Beach**  
**(02) 6559 3230**

The contemporary designed quality kitchen has it all. A bar fridge under the breakfast bar for the coffee or cocktail making. Opening onto the alfresco area through a bifold window this home is family friendly or ideal for the entertainer. A herb and scented garden located just metres from the kitchen for creating those fresh and nutritious meals.

The master bedroom features large windows to enjoy the views as well as glass sliding doors opening onto the timber deck. Step from the well appointed walk through dressing room into the spacious yet moody and ambient master ensuite featuring a walk in shower, full size soaker bath with views of the garden and double wall hung vanity with abundant eye height storage above.

Two additional spacious bedrooms share the main bathroom. One bedroom currently set up as a double study including a queen size bed.

Also included is a fully self contained air-conditioned studio accommodation for family or visitors.

This property is loaded with features:

"OFF GRID LIVING with the convenience of being connected"

10kw of solar panels, Fronius 8.2 kw inverter connected to a Tesla battery

90,000 litre inground concrete water tank with a UV light 2 cannister water filter system

Connected to mains water supply, but never needed

Reed bed on-site waste water management system with automated subsurface irrigation fields

Numerous fruit trees: Grapefruit, Lemon, Lime, Mandarin, Orange, Mango, Pear, Peach, Apple, Mulberry, Avocado & Coffee

Terraced raised veggie gardens

Chook house and run

Fully irrigated with taps (about 30) around the property and a Davey pump connected to the dam water supply

All surface water drains and ag lines are piped directly to the dam

Landscaped areas with a bird, bee and butterfly garden and water features

Mature trees removed for the house site were milled and used in the construction of the timber decks, posts and timber feature walls

Architectural passive solar designed home with attention to detail

Polished concrete floors

All internal walls are insulated with sound deadening material

Solid core doors throughout

Caroma Urbane II bath, toilet and tapware

900mm wide oven

Induction cooktop

Fully integrated fridge, bar fridge and dishwasher with second overflow pantry

3 x reverse cycle split systems servicing bedrooms and living areas

Slow combustion wood heater

Heavy gauge corrugated iron roofing to avoid creasing or hail damage

Separate 4 car garage fully insulated with insulated automatic tilt a door

16m x 8m insulated vermin proofed shed comprising of

3 bays 12m x 8m all with automatic roller doors



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Shed floor is 150mm thick concrete with a 2 pack poly coating  
 Also included is an 8m x 4m fully self contained studio accommodation  
 Reverse cycle split system air-conditioning  
 Shed and studio are alarmed  
 Outdoor shower for washing off after the beach  
 Caravan space next to the shed with 15amp power point for visitors  
 The 480m<sup>2</sup>; exposed concrete driveway is 125mm thick with heavy gauge steel to accommodate light trucks

## More About this Property

<b>Property ID</b>	B47HE1
<b>Property Type</b>	House
<b>Land Area</b>	9368 m <sup>2</sup>
<b>Including</b>	<ul style="list-style-type: none"> <li>Ensuite</li> <li>Air Conditioning</li> <li>Toilets (4)</li> <li>Dishwasher</li> <li>Outdoor Entertaining</li> <li>Remote Garage</li> <li>Solar Panels</li> <li>Water Tank</li> <li>Solar plus battery</li> <li>fruit trees</li> <li>chook house</li> <li>fully landscaped and drained</li> <li>outside shower</li> </ul>

### Natalie Carrier 0411 251 010

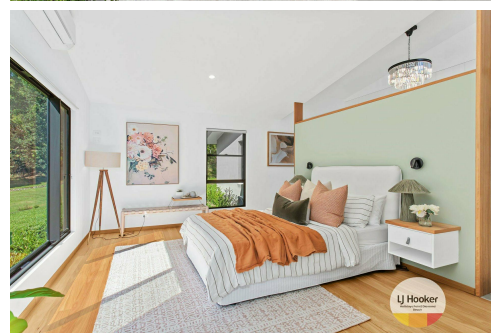
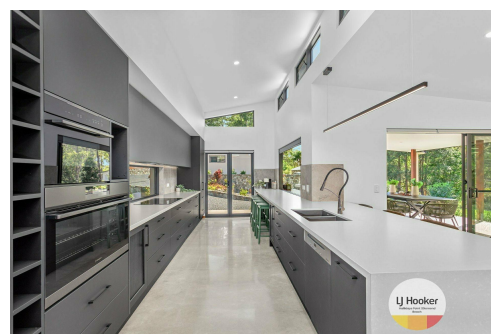
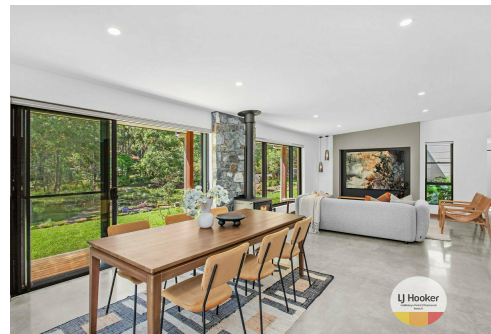
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