







41 Emerald Drive, Diamond Beach

CHARACTER FILLED COASTAL HOME

Positioned just 250 metres* from the sands of Diamond Beach, this truly unique, custom built home offers an exceptional blend of space, versatility and coastal charm. Showcasing character filled design the property comprises a spacious four bedroom residence plus a self contained studio - ideal for families, multi generational living or extra income.

Set over two levels, the home welcomes you with a striking entrance and high ceilings, immediately highlighting its bespoke design and warm, inviting feel. The open plan kitchen and dining area flows seamlessly to a private outdoor space, complete with a servery window - perfect for relaxed coastal entertaining. The kitchen is well appointed with stone benchtops, a 900mm gas oven and a generous butler's pantry.

A spacious living area with timber flooring and a cosy wood fireplace forms the heart of the home, while the ground floor also includes a large bedroom and full bathroom, offering flexibility for guests or additional living options.

Upstairs, the main bedroom is a true parents' retreat, featuring front

5 4 2

FOR SALE
$1,350,000 - $1,450,000

VIEW
By Appointment

AGENTS
Adam Stevenson
0409 607 967
a.stevenson@ljhooker.com.au

AGENCY
LJ Hooker Old Bar Beach
(02) 6553 7133

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.

and rear balconies, ocean views, its own fireplace, walk in robe and a luxurious ensuite with separate bath and shower. This space is further enhanced by a private living area and kitchenette, adding to the home's unique and versatile design. Two additional bedrooms, one with its own balcony, along with a main bathroom and dedicated office space, complete the upper level.

When the cool ocean breeze isn't blowing, ducted and split system air conditioning will keep you cool in the summer, as well as ceiling fans throughout.

The separate studio provides excellent additional accommodation or income potential, complete with its own kitchenette, bathroom, fenced yard and private side access. An additional studio or shed offers further flexibility as a gym, art space or storage.

Set on a 750sqm block* with established gardens, the property is located within the sought after Diamond Beach community, centrally positioned between Forster and Taree.

Current rental income: Main house $960/week including utilities and Studio $370/week inc utilities.

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

- Virtual furniture and styling may have been used for illustrative purposes only and do not represent the actual furnishings within the property.
- Approximate areas, distances, times











MORE DETAILS

Property ID	P6PF6X
Property Type	House
Land Area	750 m2
Including	Dishwasher
	Built-in-Robes
	Council Rates $3700 approx per Annum

Adam Stevenson 0409 607 967
Selling Principal | a.stevenson@ljhooker.com.au

LJ Hooker Old Bar Beach (02) 6553 7133
1/47 Old Bar Road, OLD BAR NSW 2430
oldbarbeach.ljhooker.com.au | oldbarbeach@ljhooker.com.au

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.



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

41 Emerald Drive, Diamond Beach

LJ Hooker
OLD BAR BEACH

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.

LJ Hooker