



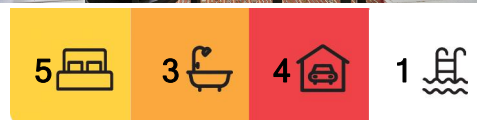
## Grassy Head, 44 Pavans Access

A Slice of Paradise - 1.5km from the ocean

From the moment you enter the lush, lined entrance you will feel transported to your very own slice of paradise. This beachside rural oasis is nestled amidst the serene beauty of nature on 4 ha (10 acres) of fertile land in Grassy Head.

This unique resort- style property is located close to the ocean and promises the ultimate coastal lifestyle. Explore the pristine sandy shores of Grassy Head Reserve, a short 1.5 km from your doorstep and be soothed to sleep each evening by tranquil sounds of the ocean. With Scotts Head beaches being within approximately 9 km and Stuarts Point only a short distance of approximately 5 km away this is an unparalleled coastal bliss.

Here you will discover the perfect blend of coastal charm and rural tranquillity in the lovingly restored weatherboard home that features an awe-inspiring beach style renovation. The main dwelling with three-bedrooms, spacious living area is adorned with beautiful, polished timber floors, high ceilings and offers the ultimate in comfort and style



**For Sale**  
\$1,800,000

**View**  
By Appointment

**Contact**  
**Jennifer Miller**  
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**LJ Hooker Nambucca | Macksville**  
**(02) 6568 5766**

**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.



with a visual interest at every turn.

Upstairs a generous timber deck overlooks the lush gardens and inviting plunge pool that provides the ideal spot for outdoor living and relaxation. Downstairs complete with a second bathroom is an ideal space for teenager's, guests, or an art studio.

Venture outside and immerse yourself in the lush tropical foliage that envelopes the main dwelling creating a serene oasis. Then indulge in the luxury of the separate fully self-contained Airbnb retreat, The Mango Factory, offering the ultimate privacy and relaxation. Imagine indulging with a rejuvenating soak in the outdoor spa with a glass of bubbles in hand taking in the spectacular mountain views whilst listening to the chirps of the frolic birdlife or gazing into the starlit skies in the evening&#x2026;ahh total bliss!

For the horse lovers, a fully fenced paddock awaits ready for your equine companions and for the green thumbs a flourishing orchid of eclectic fruit trees awaits to tantalise your taste buds.

Want more? To keep your electricity bills at bay there are 30 solar panels in place.

This home has so much more to offer and must be seen to be truly appreciated. Words and pictures do not do this property justice.

An inspection is a must to truly appreciate and feel the heart and soul on offer here.

This is more than a home, it's a coastal retreat with resort-style living.

Schedule your inspection with Jennifer today on 0409 765 032 and prepare to be captivated.

## More About this Property

<b>Property ID</b>	8W1HC9
<b>Property Type</b>	AcreageSemi-rural
<b>Land Area</b>	4.06 hectare
<b>Including</b>	Study Air Conditioning Toilets (3) Pool Balcony Deck Outdoor Entertaining Floorboards Workshop Built-in-Robes Solar Panels Water Tank Second dwelling Plunge pool Ceiling fans Solar panels Fruit orchard

### Jennifer Miller 0409 765 032

Licensed Real Estate Agent, Stock & Station Agent |  
[jmiller.macksville@ljhps.com.au](mailto:jmiller.macksville@ljhps.com.au)

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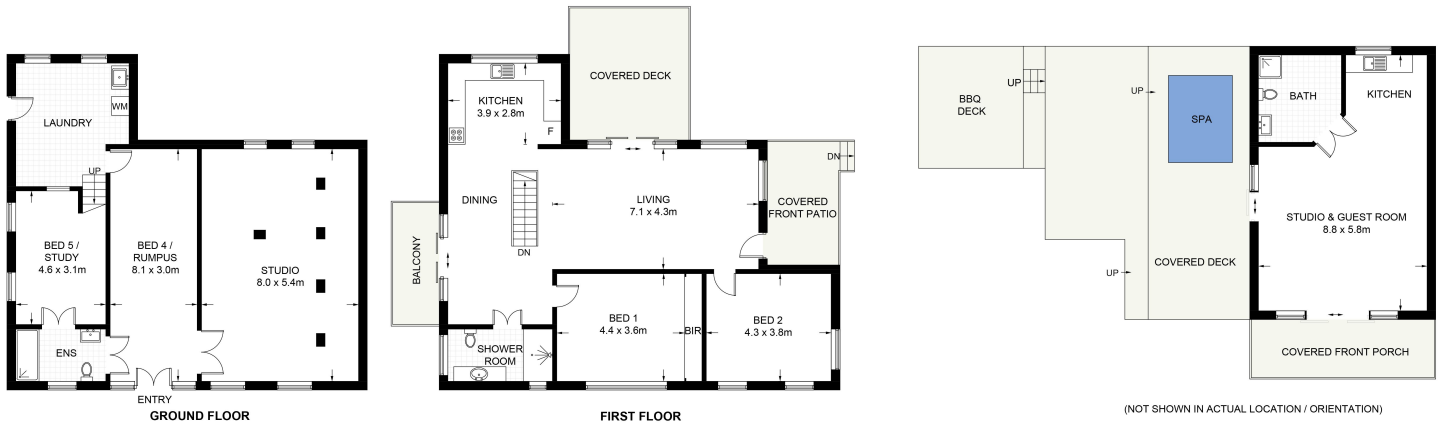
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Approximate Gross Internal Area = 213.1 sq m  
Outbuilding = 51.5 sq m  
Total = 264.6 sq m



## 44 Pavans Access, Grassy Head, NSW 2441

DISCLAIMER: PLANS SHOWN ARE FOR PRESENTATION PURPOSES AND ARE NOT PART OF ANY LEGAL DOCUMENT. ALL MEASUREMENTS AND FIGURES ARE APPROXIMATE.



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