

## Pottsville, 8 Narooma Street

### Impressive Family Home With Freshwater Pool - The Ultimate Entertainer

Looking for a spacious family home with plenty of room for the whole family to grow and enjoy, then this is a must to inspect.

Well positioned on a generous 730sqm level block, situated in a quiet, family friendly cul de sac, this exceptional home captures a northern aspect and stunning hinterland vistas.

Built by local master builder Perry Homes, the clever design offers a sprawling floorplan that is both practical and versatile. With the capacity for 5 bedrooms, plus multiple living areas and dedicated office, this expansive home ensures comfort and enjoyment for the growing or extended family

Contemporary open plan living, the central family kitchen and dining area flow seamlessly through to the impressive outdoor entertaining space, complete with fully equipped outdoor kitchen.



**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.



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[ljhooker.com.au/HHJ1D](http://ljhooker.com.au/HHJ1D)

**LJ Hooker Kingscliff**  
(02) 6674 1000

This space overlooks your sparkling freshwater pool, providing the perfect setting for family gatherings and entertaining, embodying the essence of relaxed, coastal living.

Private and lush low maintenance landscaping envelops the fully fenced lawn surrounding the pristine pool and dedicated firepit.

Garden shed for additional storage and plenty of parking, with 2nd driveway providing plenty of room for a caravan, boat or both!

Designed for optimum energy efficiency, in addition to the double roofing insulation, you have the benefit of large 6.7kw solar system with dual battery storage. Another recent upgraded is the heat pump hot water system for even further energy savings.

Don't miss this truly unique opportunity to secure a home large enough for the growing family to create life long memories!

#### Standout Features:

- Four generous bedrooms plus separate media room designed to also serve as a 5th bedroom if required
- Master suite with generous ensuite, walk in robe and air-conditioning
- Well appointed, open plan family kitchen and dining
- Multiple living areas
- Private, dedicated home office
- Expansive outdoor entertaining area complete with outdoor kitchen overlooking sparkling pool
- Hybrid plank flooring running seamlessly through out living areas
- Carpet to bedrooms installed only 12mths ago
- Additional parking for van or boat with 2nd driveway
- Freshwater Enviro Swim system pool - no chemicals or chlorine
- Dedicated fire pit for cozy winter nights
- Massive alfresco entertaining area complete with kitchen, built in BBQ and double door bar fridge
- 6.7kw solar system with 14.2kw dual battery storage includes intelligent monitoring system for increased energy savings
- Double insulation to roof for lower energy consumption and all year comfort
- Energy efficient solar hot water system
- Large garden shed complete with shelving
- Keyless front door entry

#### Where To From Here

- 1.8km to Village Center IGA, cafes and eateries
- 2.2km to family favourite Pottsville Creek and on to beach
- 3km to M1 Nth & Sth bound
- 16mins to Tweed Valley Hospital, Kingscliff
- 24mins to Gold Coast International Airport
- 30mins to Byron Bay

Do not miss this rare opportunity to secure this exceptional family home, large enough for the entire family to enjoy for many years to come.

The property is being offered via Auction being held onsite on the 3rd April, UNLESS SOLD PRIOR.



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Call Erin on 0414 259 605 or Amy 0403 851 003 to discuss this fantastic offering and arrange a viewing.

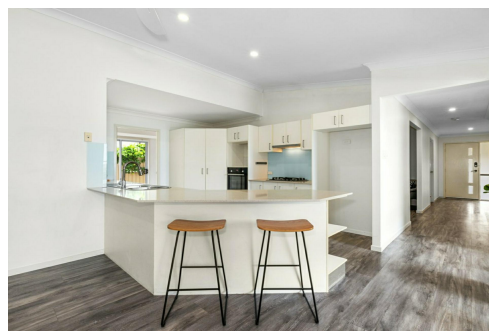
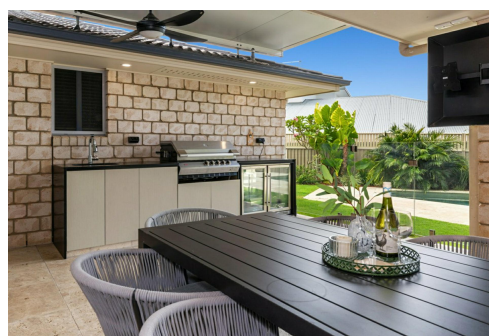
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## More About this Property

<b>Property ID</b>	HHJ1D
<b>Property Type</b>	House
<b>Land Area</b>	730 m2
<b>Including</b>	Ensuite Study Air Conditioning Pool Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage Solar Panels Water Tank Solar Hot Water Dual Battery Storage Solar System

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Shop 4, 106 Marine Parade, KINGSCLIFF NSW 2487  
11637 |



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