



LJ Hooker



22 Kiwarrak Drive, Rainbow Flat NSW  
\*Garages are not shown in actual location  
This floor plan including future measurements and dimensions are approximate and for illustrative purposes only.

## Rainbow Flat, 22 Kiwarrak Drive

### Picturesque Lifestyle Acreage with Self Contained Guest Accommodation

We are delighted to introduce this beautifully designed residence, set in the truly picturesque location of Rainbow Flat. Thoughtfully crafted, this secluded haven sits serenely on a 1.457 hectare (approx. 3.6 acre) block, designed with plenty of room for those seeking a spacious floor plan. It offers the perfect balance between a semi-rural escape and convenient living, with stunning natural landscapes providing a lush, green backdrop &ndash; your ideal blend of a tree change.

Surrounded by idyllic, park-like manicured grounds and an array of native flora, this wonderful home boasts a modern rendered facade, a grand entry framed by a charming white picket fence and beautifully maintained gardens. Just 15 minutes drive (15km) from Black Head, you'll have award-winning beaches, scenic picnic spots, cafes, shops and more right at your fingertips. Conveniently located midway between Taree and Forster, the property is approximately 307km up the Pacific Highway from Sydney. A 12-minute drive will take you to the renowned Tallwoods Golf Club, while Hallidays Point Shopping Centre

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**For Sale**  
\$1,250,000

**View**  
[ljhooker.com.au/1QZ2F7G](http://ljhooker.com.au/1QZ2F7G)

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**(02) 6552 1133**

**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.

is just 14 minutes away.

Adjacent to the main residence is a fully self-contained accommodation, perfect for guests, extended family, teenagers retreat or the possibility to rent for some additional income.

This inviting space features a comfortable lounge with a ceiling fan, kitchenette and dining area, and a back deck with scenic views over the acreage. The bedroom is equipped with a fully renovated ensuite bathroom, complete with a walk-in shower, vanity, toilet, and laundry facilities.

Take a look through some of the outstanding features of the property:

- Upon entry, a spacious, light-filled lounge room welcomes you, complete with ceiling fans and air conditioning for year-round comfort
- Just off the lounge room, you'll find a dedicated study area, offering a quiet and private space ideal for working from home or managing household tasks
- The true showstopper of this home however is the expansive open-plan kitchen, living and dining area. Large windows line the rear of the home, filling the space with natural light and framing breathtaking views of the surrounding acreage
- The beautifully designed open plan area features sleek tiled flooring, ceiling fans, air conditioning and elegant pendant lighting, creating a stylish and comfortable environment for daily living and entertaining
- The contemporary new kitchen is a sophisticated blend of black and white tones, offering a timeless, modern aesthetic. Quality stone benchtops provide ample workspace and add a touch of luxury, while high-end cabinetry and fixtures enhance both functionality and style
- Sliding doors open to the outdoors, creating a seamless flow between the interior and exterior spaces. This effortless connection enhances the relaxed ambiance, making it the ideal setting for entertaining. Enjoy stunning views of the two serene dams, new fencing, mature trees and the gentle sweep of rolling hills beyond
- In the main house, the three bedrooms each offer their own unique style and character, thoughtfully curated by the dedicated owners. All bedrooms are equipped with built-in wardrobes and ceiling fans for comfort. The spacious master suite is a standout, featuring a private ensuite bathroom for added convenience and luxury
- Central to the bedrooms lies the main bathroom, complete with a separate toilet for added convenience. Adjacent to this is a spacious laundry area, offering direct access to the rear patio
- The home boasts an inground pool, ideal for a leisurely swim and a covered BBQ area nearby, offering a comfortable spot for outdoor dining and entertaining

Exceptional shedding space is available to cater to a variety of needs. In addition to the large attached garage (9.6 x 6.3m) providing secure vehicle parking at the house, there is a purpose built garage with extra height, measuring approximately 3.8m x 9.5m, making it perfect for storing a caravan or motorhome. For further storage or machinery, a three-bay barn shed measuring approximately 9.6m x 6.8m provides plenty of room to accommodate equipment, tools or additional vehicles.

This property presents an exceptional opportunity for those seeking a desirable lifestyle home, or for those looking to downsize from a larger rural property without sacrificing their love for the land. If you're ready to embrace a peaceful and fulfilling change, don't miss out &ndash; contact Justin Atkins today on 0417 955 176 or Kelly Sawyer on 0421 025 081 to arrange your private viewing.



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## More About this Property

Property ID	1QZ2F7G
Property Type	House
Land Area	1.45 hectare
Including	Air Conditioning Toilets (3) Pool Deck Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Remote Garage

**Justin Atkins 0417 955 176**

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