

90 Nelson Parade, Tuross Head

## Quality Home with Beach Views




This beautiful coast home is built on a tri-level design on a generous 1195m2 block, only a short stroll to the beach.

The large double garage/workshop on the lower level (new auto opener) has internal entry to the front entrance hallway. There is also an excellent wine cellar in the garage.

The timber staircase takes you to the main living level, with an expansive, hardwood floored lounge /dining space. This area has both RC/AC and a slow combustion woodfire, and a ceiling fan, and offers excellent views to the lake and beach from full length windows.

The kitchen is impressive with a huge amount of workspace and storage, and beautiful timber slab benchtops. There is a dishwasher and a ducted range hood, and the hotplate is electric induction.

A broad central hallway leads to the rear deck access, and to bedrooms on both sides. A side hallway accesses two large guest bedrooms with generous built in storage, with a bathroom and separate toilet in between. There are two linen storage cupboards in the hallway. On the other side of the broad hall to the rear, is the master bedroom suite access. This is an extremely generous bedroom space with an abundance of built in robes and storage cupboards, and an en-suite bathroom with toilet and shower.

4  2  2 

**FOR SALE**  
\$1,600,000

**VIEW**  
By Appointment

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

The rear timber deck is fully covered and extends around the side of the house. The laundry is accessed from this covered rear deck. The rear yard is fully fenced and has a side gate with full vehicle width access up the side of the house.

An "open" hardwood stairway leads up from the broad hall to a full-length mezzanine level with a huge amount of versatile space, suitable for accommodating games room, further bed/ bunk areas, or hobby space. There are extensive fitted bookshelves in this area, and a 10m<sup>2</sup> store room. At the top of the stairs folding doors open out to a paved upper deck, offering superb views of the beach and lake, and ocean.

#### Additional Features:

Commercial grade "turf cell" grassed driveway at the front of the home and up the side to the rear yard gated access.

Ducted vacuum system; rainwater tank supplying toilets; wired in security system (not currently in use). Ceiling fans x 4 - lounge/kitchen/main bedroom/mezzanine. Heated towel rails in both bathrooms. Gas BBQ point on rear deck; outdoor shower.

All floors, (except carpeted bedrooms), are Sydney Blue Gum; kitchen benchtops are River Red Gum.

A little bit of local "history" from the vendor. "The place was named Rainbow because we bought the old cottage from Bruce Rainbow's widow in 1994. They were an original family that ran the boat shed, Bruce mapped Tuross Lake for fishing, and his hand drawn map is framed on the wall".

This is a spacious, stylish home in a top position. Get in touch to arrange an inspection. (Please note: inspections will not be available between 23rd December to 2nd January inclusive).

#### MORE DETAILS

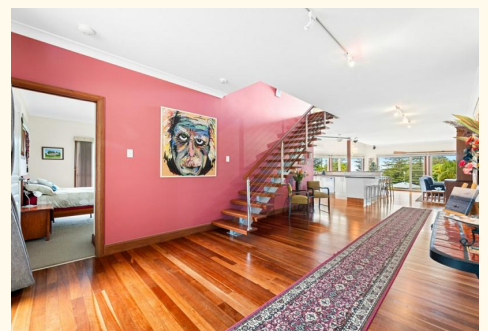
Property ID	40RH8R
Property Type	House
Land Area	1195 m <sup>2</sup>
Including	Air Conditioning Balcony Deck Dishwasher Floorboards Built-in-Robes Secure Parking Remote Garage

**Garry Robertson 0435 008 465**

Sales Consultant | [grobertson.turosshead@ljhooker.com.au](mailto:grobertson.turosshead@ljhooker.com.au)

**LJ Hooker Tuross Head (02) 4473 6600**

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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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