






31 Morella Road, Whale Beach

Renovate or build new; DA approved plans for stunning weekender

Boasting panoramic ocean and headland views, this holiday home is one of the last of its kind on Morella Road; simple and uncomplicated, it's got the feel of the vintage surf retreats that used to dot this part of Whale Beach in the 60s and 70s. Recently updated with a contemporary kitchen and modern bathrooms, it can absolutely be restored and enjoyed for generations to come; alternatively, the new owners can take advantage of DA approved plans for a brand-new beach house.

Designed by Quattro Architecture, the proposed residence features multiple living zones across three levels, matched by wide, ocean-facing decks and beautifully integrated landscaping; the open plan design includes a separate family room, study, gym and wine cellar, while the entire top floor is given over to a dazzling parent's retreat.

It's a fantastic opportunity either way —renovate and restore a classic Whale Beach weekender or take advantage of DA approved plans to create a stunning new holiday home without wasting years on council approval.

3  2  2 

FOR SALE
\$5,500,000

AGENTS

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AGENCY

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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**

- Set above the centre of Whale Beach; phenomenal ocean views
- Vintage weekender; dual level, open plan, large deck and rumpus
- Contemporary kitchen, two modern bathrooms, three bedrooms
- DA approved plans in place for a sensational, tri-level residence
- Layout features glass-wrapped interiors and full-length terraces
- Kitchen w/butler's pantry, family room, gym, study, wine cellar
- Guest suite, full-floor parent's retreat, four bedrooms in total
- Opportunity knocks; restore original or start new build immediately
- 500m to Whale Beach's iconic surf break, known as 'The Wedge'

MORE DETAILS

Property ID AXXF6Z
Property Type House

BJ Edwards 0420 304 140

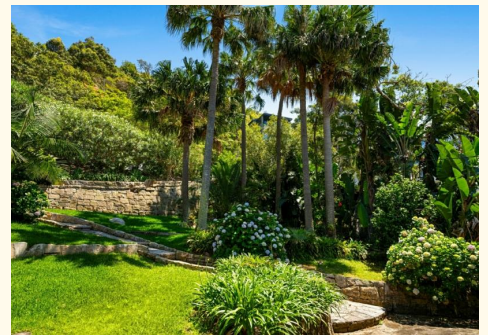
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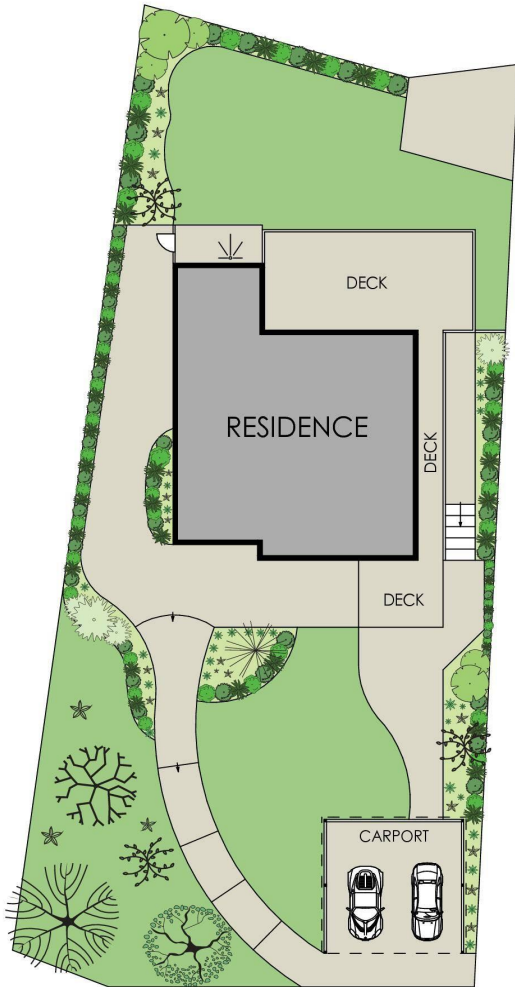
David Edwards 0415 440 044

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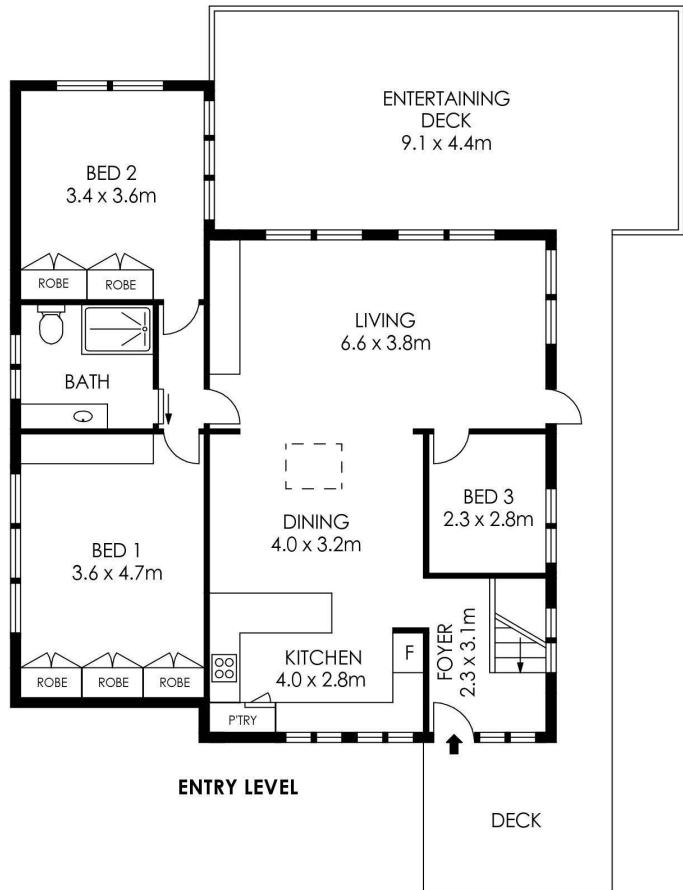
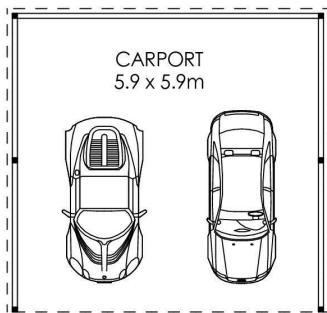
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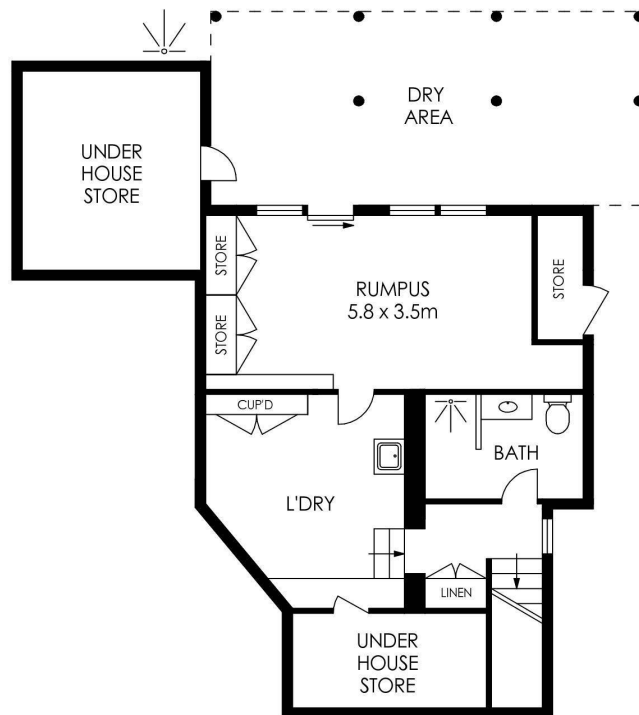




SITE PLAN
(NOT TO SCALE)



ENTRY LEVEL



LOWER LEVEL



APPROX. INTERNAL AREA = 189 m²
 APPROX. EXTERNAL AREA = 130 m²
 TOTAL = 319 m²
 LAND SIZE = 708.2 m²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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