

11 Forest Way, Woombah




Motivated Vendors —Coastal Bushland Sanctuary with Space, Serenity & Endless Possibility

Nestled on an exceptional 9,200 sqm private parcel in coveted Woombah - a peaceful coastal village embraced by bushland and just a short drive from the Clarence River and pristine beaches - 11 Forest Way is offered by motivated vendors who are keen to move on and welcome genuine interest. The property presents a rare blend of space, lifestyle and flexibility few homes can match.

From the moment you arrive, the expansive fully fenced and gated grounds, lush established gardens and gently rolling terrain set a tone of relaxed, country-meets-coast living. This is more than a home - it's a lifestyle property designed for families, creatives, hobbyists and anyone seeking room to breathe, grow and entertain.

Step inside to discover generous, light-filled living areas that are thoughtfully defined, offering both connection and privacy. Separate lounge and dining spaces create a comfortable flow for everyday living, while large windows invite in natural light and leafy outlooks - ideal for relaxed family life or quiet mornings with coffee in hand.

- Four spacious bedrooms provide room for family, guests or a

5  4  4 

FOR SALE

\$1,195,000

AGENTS

Jodie Stroud
0458 233 213
jodie.stroud@ljhooker.com.au

Nick Potente
0478 194 703
nick.iluka@ljhooker.com.au

AGENCY

LJ Hooker Iluka
(02) 6646 6321

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**

home study

- Two well-appointed bathrooms serve everyday needs and ensure comfort and convenience
- A spacious double garage houses vehicles and equipment with ease

Thoughtfully updated for modern living, the home includes air conditioning throughout, quality finishes and a practical layout that caters to families wanting space without compromise.

A standout feature of this property is the self-contained, fully furnished cottage, offering excellent flexibility for extended family, guest accommodation, a home office or a potential income stream. With its own living space, outdoor area and double carport, it provides separation while remaining connected to the main residence.

Outdoors, the entertainer's lifestyle continues:

- A substantial 11 m x 4 m concrete pool, ideal for summer days and weekend gatherings
- Several sheds dotted across the property, perfect for storage, workshops, hobbies or future projects
- A large chook pen ready to be brought back to life for those dreaming of fresh eggs and a more self-sufficient lifestyle
- Expansive lawns and established gardens with ample room for play, pets and further enhancements

Here, days begin with birdsong beneath the canopy of surrounding bushland and end with coastal breezes after a day by the water. With vendors committed to selling and properties of this scale and versatility tightly held in Woombah, this is an opportunity not to be missed. Whether you're searching for a family retreat, dual-living potential or a peaceful coastal escape, 11 Forest Way delivers on all fronts.

The home is being sold with selected items included. Vendors are ready to consider genuine offers. Please contact Jodie Stroud on 0458 233 213 to obtain an inventory list or to arrange a private inspection.

MORE DETAILS

Property ID	BMBGMV
Property Type	House
Land Area	9200 m ²
Including	Air Conditioning Gym Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Water Tank

Jodie Stroud 0458 233 213

Licensed Real Estate Agent | jodie.stroud@ljhooker.com.au

Nick Potente 0478 194 703

Principal/Sales Agent | nick.iluka@ljhooker.com.au

LJ Hooker Iluka (02) 6646 6321

63 Charles Street, ILUKA NSW 2466

iluka.ljhooker.com.au | iluka@ljhooker.com.au





**11 Forest Way,
Woombah**

Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.