







13 Forest Way, Woombah

Peaceful Acreage Living with Pool and Exceptional Outdoor Space

Set among established gardens and mature native trees, 13 Forest Way offers the privacy and freedom of acreage living within easy reach of the coast. Positioned on approximately 9,655m²-almost 2.4 acres-this comfortable home combines generous living spaces, extensive outdoor entertaining and excellent vehicle accommodation.

Designed for relaxed everyday living, the floor plan provides two well-proportioned bedrooms with built-in wardrobes. Two living areas create comfortable spaces to unwind, enjoy quiet time or entertain family and friends.

The galley-style kitchen sits at the heart of the home, connecting naturally with the dining area and main living room. Air conditioning provides year-round comfort, while the family bathroom, separate toilet and dedicated laundry complete the practical layout.

A standout feature is the expansive covered veranda stretching along the rear of the home. Measuring approximately 16.5 metres in length, it provides plenty of space for outdoor dining, weekend barbecues or

2 1 4

FOR SALE
$950,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

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simply relaxing while overlooking the peaceful surrounds.

Beyond the veranda, the substantial patio and large inground swimming pool create an impressive outdoor entertaining area. Summer days can be spent beside the pool, while the surrounding acreage offers room to garden, enjoy outdoor hobbies or simply appreciate the space and privacy.

Vehicle accommodation is equally impressive. The detached double garage measures approximately 6.66m x 6.10m, complemented by an additional carport and large shed-ideal for your boat, caravan, workshop equipment or extra storage.

Key features
Approximately 9,655m², or almost 2.4 acres
Two generous bedrooms with built-in wardrobes
Centrally positioned galley-style kitchen
Air conditioning
Family bathroom and separate toilet
Internal laundry
Expansive covered rear veranda
Inground swimming pool
Detached double garage
Additional carport and large shed
Peaceful country-coastal setting

Woombah is a peaceful riverside community close to the North Arm of the Clarence River and Bundjalung National Park. From here, you can enjoy convenient access to fishing, boating and outdoor recreation, while Iluka's beaches, shops and cafés are only a comfortable drive away.

If you have been searching for manageable acreage with a pool, excellent shedding and a relaxed home near the coast, this property is well worth inspecting.

For more information or to arrange a viewing, contact Jodie Stroud from LJ Hooker Iluka on 0458 233 213.











MORE DETAILS

Property ID	BRDGMV
Property Type	House
Land Area	9655 m2

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TOTAL: 103 m2
1st floor: 103 m2
EXCLUDED AREAS: GARAGE: 38 m2, UNDEFINED: 2 m2, PATIO: 52 m2,
PORCH: 37 m2, WALLS: 13 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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