

. Gaudrons Rd, Sapphire Beach, NSW 2450

Sold - \$1,925,000House 4  3  3 

A unique coastal offering

Welcome to "Lynnwood" – a semi-rural property that combines the very best of coastal living. First time for sale, this is a very special home with features and attributes that are truly unique and without doubt provide a most enviable lifestyle. (A full summary of the property's detailed features & attributes can be obtained from the agent.)

Open for Inspection

By Appointment.

The home site itself offers protection from the south, and the single level property enjoys unobstructed panoramic ocean, island, headland and mountain views. Sunrises and moonrises can be viewed year-round, together with the Solitary Islands, migrating whales, sailing boats and offshore ships. With native forest as the backdrop, the bird and wildlife will never disappoint, and apart from the coastal and ocean views, the mountain range and towering stands of eucalypts also provide daylong viewing pleasure.

Positioned on a generous land parcel (3.248ha), there is potential for future rezoning, subdivision and dual occupancy. The home is large, totally single level with no steps inside, and surrounded by levelled yard. Importantly the property enjoys passive solar design that is site-specific. The home comprises the house and cottage, which is attached yet constructed as a 'physically independent' building, and the entire building has high thermal efficiency, double brick & concrete slab construction, and steel superstructure. A perfect dual occ opportunity, or fantastic spacious family home.

The stunning pool and spa look out to the breathtaking views and feature gold pebble finish and in-floor cleaning system. This outdoor summer haven, together with the entertaining terrace, will be enjoyed for hours on end.

The house as a whole combines 4 bedrooms, 3.5 bathrooms (2 ensuites + main bathroom), and 3 car garage with internal access. Add to this cathedral ceilings, bullnosed verandah, large living/dining room, spacious family/meals room, beautiful timber kitchen with Miele appliances (plus separate approved potential 2nd kitchen with plumbing and wiring installed), solar panels (4.25kw), solar hot water, western red cedar panelling on walls and ceilings, 10 person biocycle septic system, bore & 45,000L underground rainwater tank, toughened glass (as per bushfire requirements) and more. The house was built in 1995 and the adjoining cottage added in 2010.

With this property's secluded and tranquil location on an elevated foothill of the Great Dividing Range, the location & lifestyle opportunity are a stand-out.

Listed By

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