



## "Under Contract" Spacious, Private Home in Peaceful Ewingsdale

2175000

This very large country style 4-bedroom, 2-bathroom family home is nestled amongst the ancient fig trees and swaying palms of the lovely Ewingsdale community. This perfectly sized 1.23 acres property is a hidden sanctuary for its residents with all the convenience of suburban living.

Set in a rural landscape, the property enjoys space and privacy, with a pretty rural outlook and without the isolation of country living. The home boasts large open plan living and contemporary kitchen with butler's pantry. Gorgeous polished concrete flooring, large island bench and bay windows elevate this home. A second very large living room adjoins bedrooms 2, 3 and 4 making it a perfect kids retreat. All bedrooms offer built-in wardrobes and the master boasts an ensuite, dressing room or home office.

Outside there is a beautifully presented covered entertaining area with outdoor kitchen and barbeque. The lap-style inground swimming pool is the highlight of the garden; providing all the amenities for an entertainer's dream.

Minutes from the Pacific Highway, yet escaping its drone, this property provides commuters and families easy access to the treasures of the Northern Rivers and passage across the border to southern Queensland. Just 10 minutes' drive from Byron Bay, yet stunningly secluded, 29 Avocado Crescent offers the best of both worlds: quiet, intimate privacy with easy access to a thriving, creative CBD.

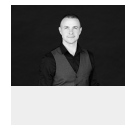
Here is the perfect opportunity to secure a beautiful home in the best part of the world!

### Features:

Single story house with pool on approx. 5,000 m<sup>2</sup>



**Su Reynolds**  
Director | Sales | Chief  
Cultural Officer  
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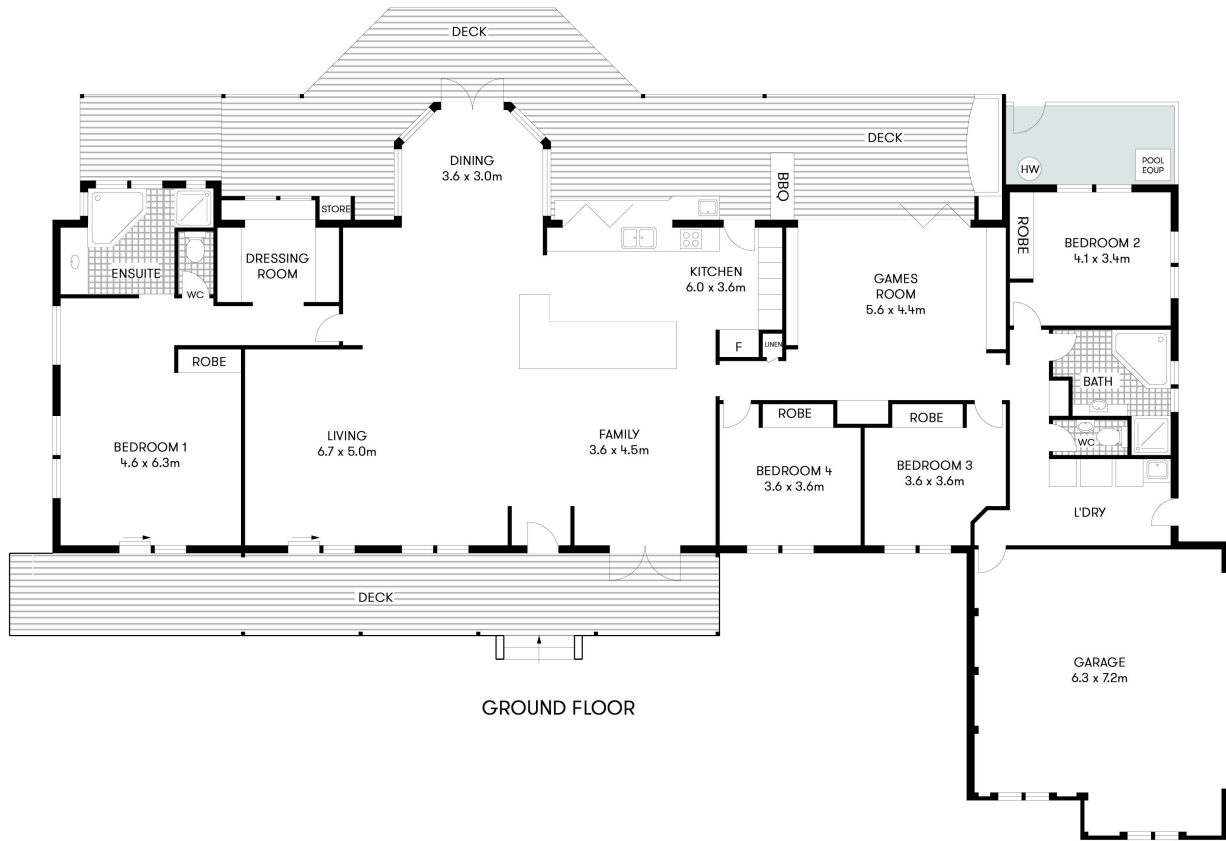


**Luke Elwin**  
Sales  
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Polished concrete floor  
Open plan kitchen with Corian stone benches and island  
High 9-foot ceilings  
R5 Large lot residential zoning  
Level block  
Separate games room  
Bosch gas 5-burner stove  
Bosch oven  
Powder room and separate laundry  
Double garage remote door  
Pool and outdoor fire pit area  
Outdoor kitchen, covered deck  
Ceiling fans  
Established gardens with mature trees

Council Rates: \$2,019.70 pa



**EWINGSDALE**  
29 Avocado Crescent



4 2 2

**Internal: 291m<sup>2</sup>**  
Excludes all external structures  
Eg: decks, patios, verandahs etc

**FIRST NATIONAL BYRON**

Scale in metres. Indicative only. All information contained herein is obtained from sources we believe to be accurate. We cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries. This plan is a representation of the buildings on site and not an indication of council approval. Floorplan as illustration only - all figured dimensions approximate - do not scale - no liability accepted

