



## 40 Yalla Kool Dr, Ocean Shores



### Position, potential, plus ocean views

This double storey family home enjoys stunning ocean views from its coveted hilltop location in Ocean Shores just minutes from the beach, shopping centre and Country Club with championship golf course.

The main living space on the upper floor is light and bright with an oversized master suite, two additional bedrooms and open plan living. Dual balconies provide a sense of space and capture the North-South aspect to offer year-round outdoor living.

There's scope to modernise the property and add living space by converting the huge downstairs' store room to guest accommodation or a teenage retreat (STCA). Also on this lower level, there's a large double garage, workshop and a third bathroom and laundry.

The sizeable 892m2 block means there's plenty of room for a pool and space for the kids to play.

Ocean Shores is a prime location for families, adjacent to Brunswick Heads and just 20 minutes to Byron Bay and 30 minutes to Gold Coast airport.

If a handy location with spectacular ocean views is high on your list of priorities then be sure to call Todd or Gary to view.

### Features on offer;

- Sweeping ocean views and sea breezes
- Double storey, three-bedroom, three-bathroom, light and bright home
- Oversized master suite, two additional bedrooms and living, dining,

3 3 2 892 m2

<b>Price</b>	SOLD for \$1,410,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1118
<b>Land Area</b>	892 m2
<b>Floor Area</b>	242 m2

### Agent Details

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kitchen upstairs

- Dual balconies to offer year-round outdoor living
- Large 892m2 block with room for a pool
- Sizeable storage space with potential to convert to guest accommodation (STCA)
- Spacious double garage, workshop, third bathroom and laundry downstairs
- Potential to modernise and add considerable living space

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