



## 306 Eviron Road, EVIRON, NSW 2484

### 4.9 Acre Hilltop Retreat with Stunning Northern Outlook & Pool Oasis!

Just 5 minutes to Murwillumbah and 15 minutes to the beach, this elevated 4-bedroom home plus a study, offers privacy, space and the most exceptional and broad Northern outlook. A winding driveway leads to a North facing residence designed to capture natural light and seasonal sun.

Modern in design and well-appointed throughout, the home features zoned ducted air conditioning, ceiling fans and an integrated surround sound system. Timber floors and open plan living create a warm, functional space. Deep verandas flow ultimately out into the very beautiful gardens and beyond!

The large kitchen is well equipped with Caesarstone benchtops, butler's pantry, 5 burner gas cooktop, electric oven, convection microwave and dishwasher, all designed for practical everyday use.

Indoor and outdoor living connect seamlessly to a 10m saltwater pool and entertaining area. The elevated position provides privacy and a relaxed outlook across the surrounding landscape.

**TYPE:** For Sale

**INTERNET ID:** 71P1639

#### SALE DETAILS

**\$2,350,000 -  
\$2,450,000**

#### CONTACT DETAILS

**Tweed Valley &  
Coolangatta**

1/36-42 Main Street & 3/70  
Griffith Street  
Murwillumbah &  
Coolangatta, NSW/QLD  
02 5602 2950

**Matt Armstrong**  
0400 162 283

The master bedroom includes pool access and a double shower ensuite with solar hot water. Additional bedrooms offer built in storage, with a flexible fourth bedroom or study. The main bathroom includes a separate toilet and powder room.

The property offers town water, plus 50,000 gallons of additional water storage to support the 5 acre holding, A large 4 car shed with workshop space, an established fruit orchard and a private hilltop position with views towards Mt Warning. Do not miss this one, as this ones a keeper!

Call Matt Armstrong today to arrange an inspection!

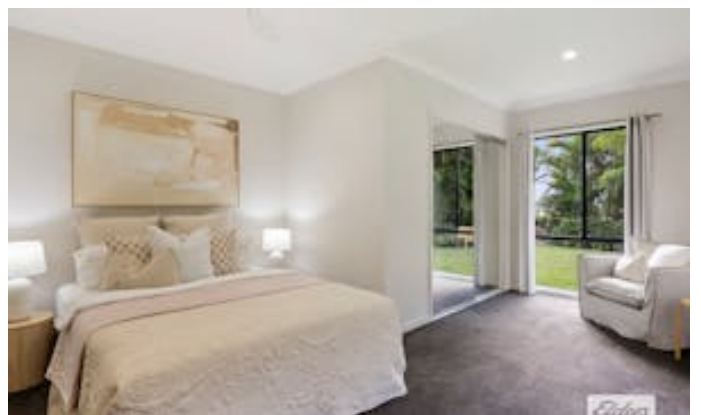
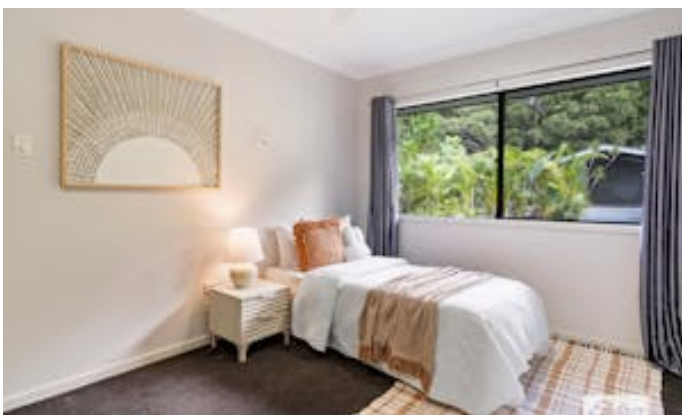
Disclaimer:

All information contained herein is gathered from sources we believe to be reliable. Elders Tweed Valley and its staff will not be held responsible for any act or omission arising from the accuracy of such material.

We cannot guarantee its accuracy and interested persons should rely on their own enquiries.

- Land Area 4.9 acres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 5











Plans are indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

306 EVIRON ROAD, EVIRON

4   
 2   
 5  
 Internal: 238 m<sup>2</sup> | External: 147 m<sup>2</sup> | Total: 385 m<sup>2</sup>