



### 31 Ti Tree Avenue Cabarita Beach NSW

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Just a 4-minute walk from all Cabarita Beach has to offer! The pristine Headland, shopping precinct and of course, the much-touted Halcyon House... This beach house has truly raised the benchmark for quality and style in this burgeoning seaside village!

Situated on a spacious 707m<sup>2</sup> block with no neighbors to the East. Purposefully remodeled, with intent to create natural light, space and airflow, achieved with the addition of Velux skylights, vaulted ceilings and commercial bi-fold doors. Geared towards sustainable living with a 15,000L in-ground water tank, a 5.4KW solar system and a spear pump providing ample water for the lush landscape and vegetable gardens.

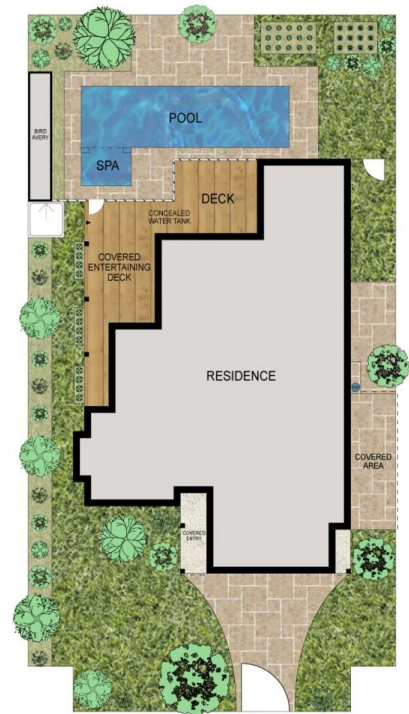
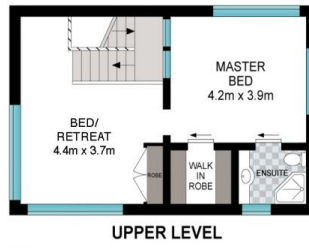
Multiple living spaces flow effortlessly between the stunning lap pool, spa and outdoor entertaining area, all enjoying excellent privacy. Bespoke kitchen, complete with Caesar stone waterfall bench top, granite sink, and European appliances add to the luxury, yet understated feeling of this home!

There are 2 bedrooms on the ground level? one oversized

**Price** : \$ 1,150,000  
**Building Size** : 254 sqm  
**Land Size** : 707 sqm  
**View** : <https://www.lsproperties.com.au/sale/nsw/northern-rivers/cabarita-beach/residential/house/5929357>



**Brent Savage**  
0477 122 559



INT: 245 m<sup>2</sup>  
EXT: 71 m<sup>2</sup>



Scale in meters. 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.

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