

# 3 Merri Avenue, Ocean Shores

## Location

- A 15-minute walk to the dog-friendly New Brighton Beach
- 5 minutes to Ocean Shores shops and cafes
- 5 minute to Ocean Shores Country Club
- 6 minute drive over the bridge to Brunswick Heads
- 30 minutes to Ballina airport
- 34 minutes to Gold Coast Airport

## Property Overview

- Elevated four-bedroom home, with 2.5 bathrooms
- Known as "The Ark" by Sacred Space Architecture
- Architecturally designed and built in 2015 & 2016
- Large Pots installed with Boganvillas by pool
- Large double lock-up garage - Dintel reinforced concrete construction

## Living & Entertaining

- Spacious, light-filled lounge with skylights and large windows
- Built-in window seating and storage
- Open-plan kitchen and dining area opening to an entertaining balcony
- Bi-fold doors to capture ocean breezes
- Elevated outlook with views across the pool and toward Byron Bay

## Bedrooms & Bathrooms

- Large master bedroom with walk-in robe, ensuite, and bath
- Ocean views from the master — watch whales from bed
- Two additional bedrooms with built-in robes
- Office / fourth bedroom with built-in desk and shelving

## Outdoor Features

- 15m in-ground lap pool with pool deck and large umbrella
- Outdoor solar shower
- Fully landscaped and terraced gardens
- Outdoor lighting throughout
- Separate pool shed and workshop
- Separate bin and wood storage area

## Sustainability & Comfort

- Solar hot water system
- 20 roof-mounted solar panels
- Ceiling fans and air conditioning
- Underground rainwater tank with submersible pump
- Rainwater connected to toilets and outdoor taps

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What is the price guide?	\$2,950,000 - \$3,245,000
Bed   Bath   Car	4 Bed   3 Bath   2 Car
What is the land size?	1,081 sqm
Why are the owners selling?	Relocating
When was the property purchased?	2010
What is the zoning?	R2: Low Density Residential
What is the aspect of the property?	N/E
Permanent rental estimate?	\$1,400 - \$1,500 per week approx.
Is the property Owner occupied?	Owner occupied
What are the Council rates?	\$3,765 per year approx.
Are there any easements on the land?	Refer to contract of sale
Is the property sewerred or septic?	Sewered
Is a solar system installed?	Yes
Is the cooktop gas, electric or induction?	Electric
Is there air conditioning or ceiling fans?	Yes, split reverse air-conditioning

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