



3.5 Acre Lifestyle Property 20 mins from the Beach



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## 54 Casuarina Drive, Swan Bay

\$1,350,000 - \$1,450,000

Set on an elevated and flood-free 3.5 acres, this impressive lifestyle property offers space, privacy and flexibility for large families, multi-generational living, or those simply seeking room to enjoy the rural lifestyle. Located in a quiet and friendly rural-residential neighbourhood surrounded by quality homes, this property combines peaceful country living with convenient access to nearby towns and beaches.

Conveniently located just 19km from the pristine surf beaches of Evans Head, 8km to Woodburn for everyday essentials and the local pub, and under 40km to Lismore and Casino, and 55km to Ballina for major shopping, restaurants and hospitals. It is also just 8km for easy access the pacific highway and the school bus stop is located nearby at the end of the street, adding to the property's family appeal.

The substantial five-bedroom home features three separate living areas, allowing for the house to be easily sectioned into independent zones if desired. This thoughtful layout is perfect for extended families or guests, while the expansive land also provides ample space for animals, motorbikes or even the potential for a secondary dwelling (STCA).

At the heart of the home is the modern open-plan kitchen, complete with a new 900mm gas cooktop and electric oven, an impressive 3.5m island bench, walk-in pantry, dishwasher, ample storage and air conditioning. The adjoining dining, family and living areas enjoy a

<b>Property ID:</b>	L39041275
<b>Property Type:</b>	House
<b>Garages:</b>	4
<b>Carports:</b>	5
<b>Land Area:</b>	3.5 acres

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north-easterly aspect, capturing natural light and picturesque views across the landscaped pool area and surrounding rural scenery.

The master suite is spacious and privately positioned, featuring air conditioning, a walk-through robe and a newly updated ensuite with tranquil views over the pool and tropical gardens. Three additional bedrooms include built-in robes, ceiling fans and carpet, while a versatile fifth bedroom or extra room provides flexibility for guests, a home office or hobby space.

Designed with families in mind, the home also includes a children's activity room and a large tiled rumpus/gym room with air conditioning and extensive storage, offering multiple zones for relaxation, entertainment and everyday living.

Outdoors, the property truly shines. The 10-metre inground saltwater pool is a stunning centrepiece, surrounded by attractive landscaped gardens and complemented by a shaded gazebo – the perfect spot for entertaining or supervising children while they swim. The fully fenced acreage includes a small dam, tropical gardens and a selection of fruit trees, all designed for easy maintenance while enjoying the rural outlook.

Practical and sustainable features are also well catered for, with a 7m x 12m shed, and two oversized carports ideal for boat or caravan storage, 150,000L of water tanks and 15kW solar system and 20kW battery.

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Offering space, versatility and a relaxed rural lifestyle, 54 Casuarina Drive, Swan Bay is a property that truly ticks all the boxes.