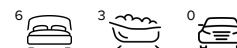




**14 Magnolia Place, Ewingsdale**  
**AUCTION**



**Stunningly private contemporary family home**

Perfectly secluded at the doorstep of Byron Bay, this architecturally designed residence embraces coastal elements to deliver an impeccably considered family home. Modern finishes and high-quality inclusions make for a sanctuary of beauty and timeless appeal. This home delivers graceful style and ease of functionality that reflects the essence of Byron's relaxed lifestyle that is so highly regarded.

Upon entering the home, you are immediately struck by the beautifully crafted architectural detail of exposed beams, raked ceilings and contemporary design. Comprehensively considered, the home delivers passive solar principles that include floor to ceiling low emissive thermal glass doors and windows wrapping the northern side of the entire home. Stepping from the entry you are drawn to the open plan living area combining the kitchen, lounge and dining room areas that showcase sweeping views across the property and provide seamless access to the expansive deck, pool and landscape grounds beyond.

**Features**

- 1 Toilet
- Built-In Robes
- 1 Ensuite
- 2 Living Areas
- 1 Carport
- 3 Open Spaces For Vehicles
- Air Conditioning

**Land size**

4,941.00 Sqm



**Kim Jones**  
Principal - Kim Jones Property  
M: 0414 629 924  
E: kim.jones@smileelite.com



**Karin Heller**  
Licensed Agent - Kim Jones Property  
M: 0409 177 659  
E: karin.heller@smileelite.com  
**Auction**  
22nd Nov 2022 6:00PM



**Kim Jones**

Principal - Kim Jones Property

**M:** 0414 629 924

**E:** kim.jones@smileelite.com



**Karin Heller**

Licensed Agent - Kim Jones Property

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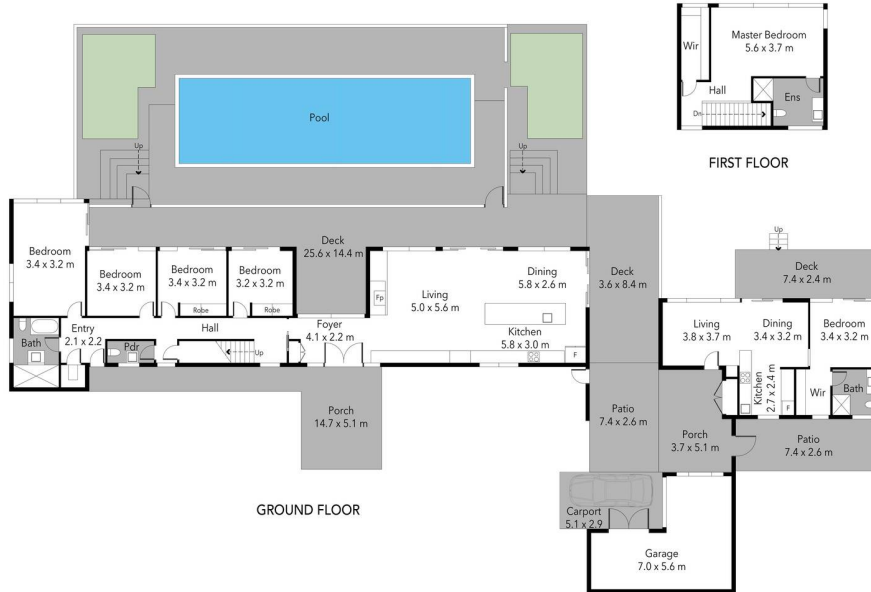
**E:** karin.heller@smileelite.com

**Auction**

22nd Nov 2022 6:00PM

14 Magnolia Place  
 EWINGSDALE  
 Land Size 5,048m<sup>2</sup>

**KIM JONES**  
 PROPERTY



**FLOOR AREA SIZES**  
 Internal 281 m<sup>2</sup>  
 External 211 m<sup>2</sup>  
 Total 492 m<sup>2</sup>

**PROPERTY DETAILS**  
 - 6 - 3 - 2



Scale in metres. 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.