







46 Settlers Road, GREIGS FLAT Via Pambula

SETTLERS REST

6 3 5 6,203m2

Price	$1,300,000
Property Type	Residential
Property ID	2233
Office Area	0
Land Area	6,203 m2

Searching for space, versatility and a home with a difference? Set on a generous 1 ½ acre allotment, this exceptional property delivers elevated river views, just moments (2 min drv) from the water's edge and boat ramp of the stunning Pambula Lake estuary system, and only 5 minutes from the cafés, shops and amenities of vibrant Pambula village. Offering six bedrooms across two separate self-contained levels, the residence presents endless possibilities for families, dual living or guest accommodation. Upstairs comprises family/dining area (cosy wood heater and split system for year-round comfort), flowing seamlessly out to a covered deck, perfect for alfresco living and enjoying the salt scented estuary breezes. A separate lounge and formal dining area complimented by a fully equipped kitchen, while four generous bedrooms include a master with ensuite, built-in robes and direct deck access, main bathroom (bath, shower, vanity + wc) and a spacious laundry with excellent storage. Downstairs, a super sized two-bedroom apartment blends warehouse chic with country character. The expansive dual-zone living area features concrete flooring and split system a/c, while the amazing galley kitchen boasts a massive 4m island bench, timber benchtops, 900mm stainless steel range and dishwasher, the whole living space effortlessly transitioning out to a large covered and paved outdoor entertaining area. Two oversized bedrooms, a dedicated office

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