



# FOR SALE

## RIVERFRONT LIFESTYLE - MODERN SUNLIT FAMILY HOME!

Positioned with amazing river frontage, this sunlit family home presents a fantastic opportunity in a stunning location. Just a short ferry ride from Port Macquarie, this stunning lifestyle location offers the best of both worlds. It's quiet and peaceful, within a 20 minute walk to North Shore beach and yet offers quick access to the heart of Port Macquarie.

The home is light and airy, and showcases a functional floor plan, with great separation between the living area and the bedrooms. You'll love coming home to peace and quiet, and sitting out on the balcony, where you can gaze out at the stunning water views, and watch the boats come and go.

- Light-filled living and dining area with easy-flow to both front and rear decks.
- Beautiful timber flooring throughout the living areas
- Large kitchen, electric cooktop, dishwasher, fridge, microwave, generous pantry and counter space and easy access to dining room with panoramic views of the river
- Four queen-sized bedrooms with quality carpet and built-ins.
- The fourth bedroom has its own ensuite and connects to a media room which can easily be self contained, perfect for guest accommodation, in laws or teenagers retreat.
- Main bathroom is central to the other three bedrooms, large corner spa bath, oversized shower, huge vanity and separate toilet
- Ducted air conditioning with zoning
- Garaging for at least three vehicles and workshop/shed downstairs
- Downstairs games room complete with a bunk room ideal for kids sleepovers
- Large laundry with lots of space for storage and extra WC downstairs
- Surrounded by tropical gardens and a reserve which takes you down to the waterfront and a little sandy beach at low tide perfect for launching a kayak, river access for a small tinny
- Water tanks approx. 60,000 Litres capacity, sewer connected
- Walking distance to the 24 hour ferry, your visitors can leave their car on the other side and take a free ferry ride
- Land Size 664m2
- Council rates \$2817

Make the move today, live the relaxed coastal lifestyle you have always dreamt about. Call

4 BED | 2 BATH | 3 CAR

### PRICE:

\$890,000 - \$920,000

### OPEN FOR INSPECTION:

N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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