

# SOLD

## FAMILY FRIENDLY LOCATION WITH CONVENIENT EASY WALK TO SHOPS AND BEACH!

This spacious home is the perfect entertainer, delivering a versatile floorplan that includes multiple living areas as well as a separate formal dining room. This is a home that will provide lots of comfort for your family through all stages of life. Set in the family-friendly surrounds of Lighthouse Beach in a quiet little cul-de-sac, everything you need is within close proximity including Lighthouse Beach Plaza, schools, cafe's and beaches.

You will love the choice of living areas, including the north-facing living area which is currently setup as a games room with a full size snooker table, and the rear-set living area that connects via double doors to an covered outdoor dining zone and pool. The backyard with generous deck is a private and generous space that allows for easy outdoor activities as well as acting as the perfect environment for entertaining.

- Superbly appointed kitchen with lots of bench space, AEG induction cook top, self cleaning Pyrolytic Westinghouse oven, AEG XL Dishwasher, lots of pantry storage and an easy breakfast bench that will attract family and guests for casual meals.
- Separate dining room with a beautiful pendant light that creates ambiance, perfect for formal dining.
- The backyard is private and peaceful, and has been landscaped with a tropical theme. The entertainer's deck connects effortlessly with covered pergola, and a little courtyard area perfect for an outdoor spa bath or separate sitting area.
- Rear living area is light and spacious and includes built-in indoor/outdoor speakers.
- The Second north-facing living room with full size billiard table, lots of windows and coastal breezes
- Five bedrooms split between two levels, three contain built-in storage and ceiling fans, main includes walk in robe and modern ensuite, fifth room currently setup as a study.
- Family bathroom with stand alone bath, toilet, ensuite and large shower.
- Ducted air conditioning throughout the home with zoning, gas bayonette available in front lounge room, 3 Phase power, ceiling fans in every room (except dining room).
- Double garage with automatic door opener, two x 2500 Litre water tanks behind garage, extra parking pad, further off-street parking on long driveway, 2.5kw solar system with 3kw inverter, large hot water system

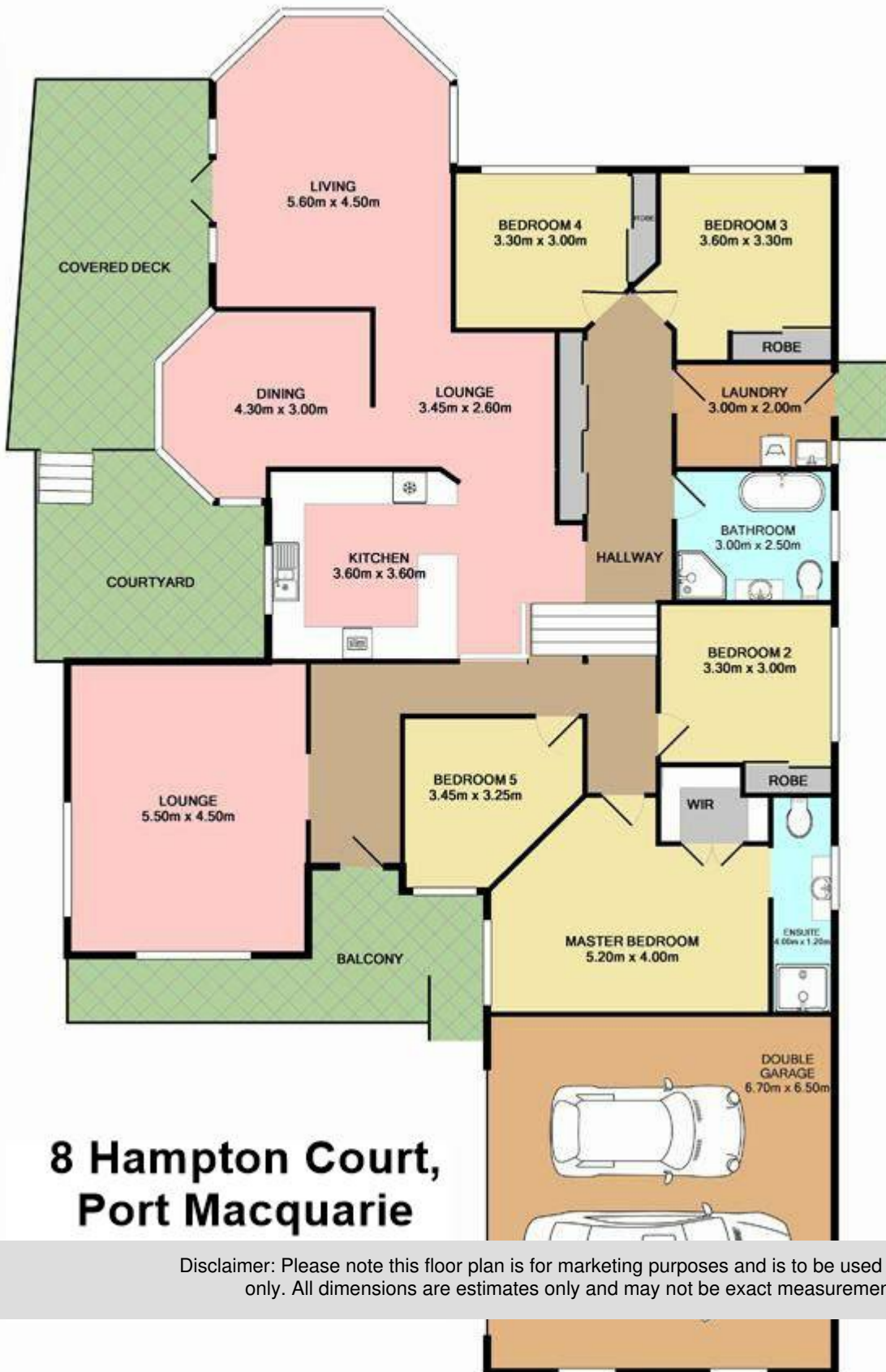
**5 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$885,000

**OPEN FOR INSPECTION:**  
N/A



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## 8 Hampton Court, Port Macquarie

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.