



FOR SALE

BEAUTIFULLY RENOVATED NORTH FACING VILLA WITH NO STRATA FEES!

Enveloped by a private tropical garden and positioned on the high side of the street this small house size villa has light filled rooms capturing the northerly elevated aspect and is brimming with al-fresco appeal.

Flawlessly flowing interiors have been tastefully refreshed in key areas, with the kitchen showcasing modern cabinetry, stone benchtops, and stainless-steel appliances, setting the perfect style standard in this central kitchen.

Poised to cater to everyday living as well as weekend entertaining, there are distinct dining and living zones flanking the kitchen with raked ceilings opening up the already spacious living areas even further. A well-lit covered patio and entertaining deck connects seamlessly with the indoors

- Indoor/outdoor living is effortlessly on display here with a selection of spaces to host dinner parties and BBQs for family and friends
- Situated in a complex of two, means there are no strata fee's giving you the freedom to enhance your property in whatever way you want, extend, renovate and have a pet, without answering to a strata committee.
- It's the private entry that elevates this home even further, making it feel less like a villa and more like your own standalone home, not to mention making everyday chores like bringing in the shopping – super easy with a covered rear access from the garage.
- Sleeping quarters are both private and quiet, with the Bedroom 1 showcasing the covered patio with direct access through the sliding glass doors and boasting a generous built-in-robe
- Bedroom 2 has a built-in-robe with a study nook and is light filled.
- The freshly renovated bathroom has been finished with tasteful fixtures and is conveniently located to bedrooms one and two. The separate WC provides functionality to the tastefully renovated villa to make this a super family-friendly home
- The dedicated laundry is positioned off the kitchen and has its own access door to the covered patio and rear yard.

Bikes, boards and beach gear will all be on high rotation in this prime lifestyle address, just a short 20-minute walk to Lighthouse beach, Lighthouse Plaza which includes, Coles, restaurants and nearby BP and Tacking Point with cafés, restaurants and bottle shop also at Watonga

2 BED | 1 BATH | 1 CAR

PRICE:

\$650,000 - \$710,000

OPEN FOR INSPECTION:

N/A

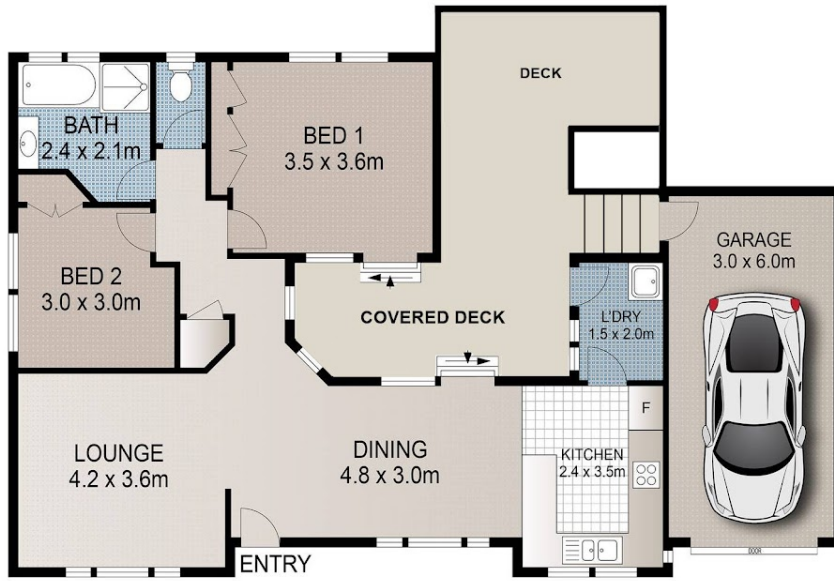


Jenny - OLD Magill

0490403052

jennymagill@atrealty.com.au

jennymagill.com.au



GROUND FLOOR



SITE PLAN (NOT TO SCALE)

Plans shown are for presentation purposes only and are not part of any legal document or title. They are subject to errors, omissions, inaccuracies and should not be used as a sole and accurate reference. Interested parties should make their own inquiries using independent sources.

INT : 70m² EXT : 18m²
LAND SIZE : 317m²

0 1 2 3 4 5 SCALE (METRES)



11 WIRUNA RD PORT MACQUARIE

@realty

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.

Jenny - OLD Magill
0490403052
jennymagill@atrealty.com.au
jennymagill.com.au

@realty