50 FEDERATION WAY, COOPERABUNG, NSW, 2441









SOLD

SETBACK, 8 PRIVATE ACRES IN TELEGRAPH POINT WITH A LOVELY OUTLOOK!

Discover your perfect lifestyle sanctuary on this beautifully presented 3.01-hectare (approx. 8 acres) hobby farm, just 15 minutes from Port Macquarie CBD. Set back from the street on the highly sought-after Federation Way, this private retreat has been lovingly maintained by the same family since 1997 and offers that genuine "homely feel" the moment you walk through the door.

This charming federation-style home, built in 1991, welcomes you with a connecting front verandah that showcases the property's federation character. The impressive 9-foot ceilings feature ornate decorative mouldings and beautiful ornate timber trims throughout the living areas that add character and elegance. Beautiful black butt flooring flows throughout all living areas, creating a warm and inviting atmosphere that truly feels like home.

The thoughtfully designed layout features three comfortable bedrooms, each with ceiling fans, built-in wardrobes, and quality carpet flooring for year-round comfort. The master suite is particularly impressive with its bay window, reverse cycle air conditioning, and walk-in wardrobe connecting to a huge linen press with extensive shelving that could easily be converted to an ensuite if desired. The living areas also benefit from reverse cycle air conditioning for year-round comfort.

The main bathroom is a standout feature - huge in size with a bathtub, separate shower, large vanity, and toilet, plus there's an additional separate toilet for family convenience. The heart of the home is the chef's dream kitchen, perfectly positioned to take advantage of the covered rear deck that wraps around from the front verandah. This outdoor entertaining space is complete with a fireplace, making it perfect for those cozy winter evenings with family and friends, while during the day both the living areas and deck are drenched in glorious northerly sun, creating seamless indoor-outdoor flow for entertaining. Adjacent to the kitchen, you'll find a dedicated dining room, and the lounge and living spaces are enhanced by beautiful bay windows that frame stunning views of the open landscape.

Adding to the home's potential, there are two loft-style windows in the roof cavity, this area could easily be converted into additional living space in the future - perfect for a home office, studio, or extra bedroom.

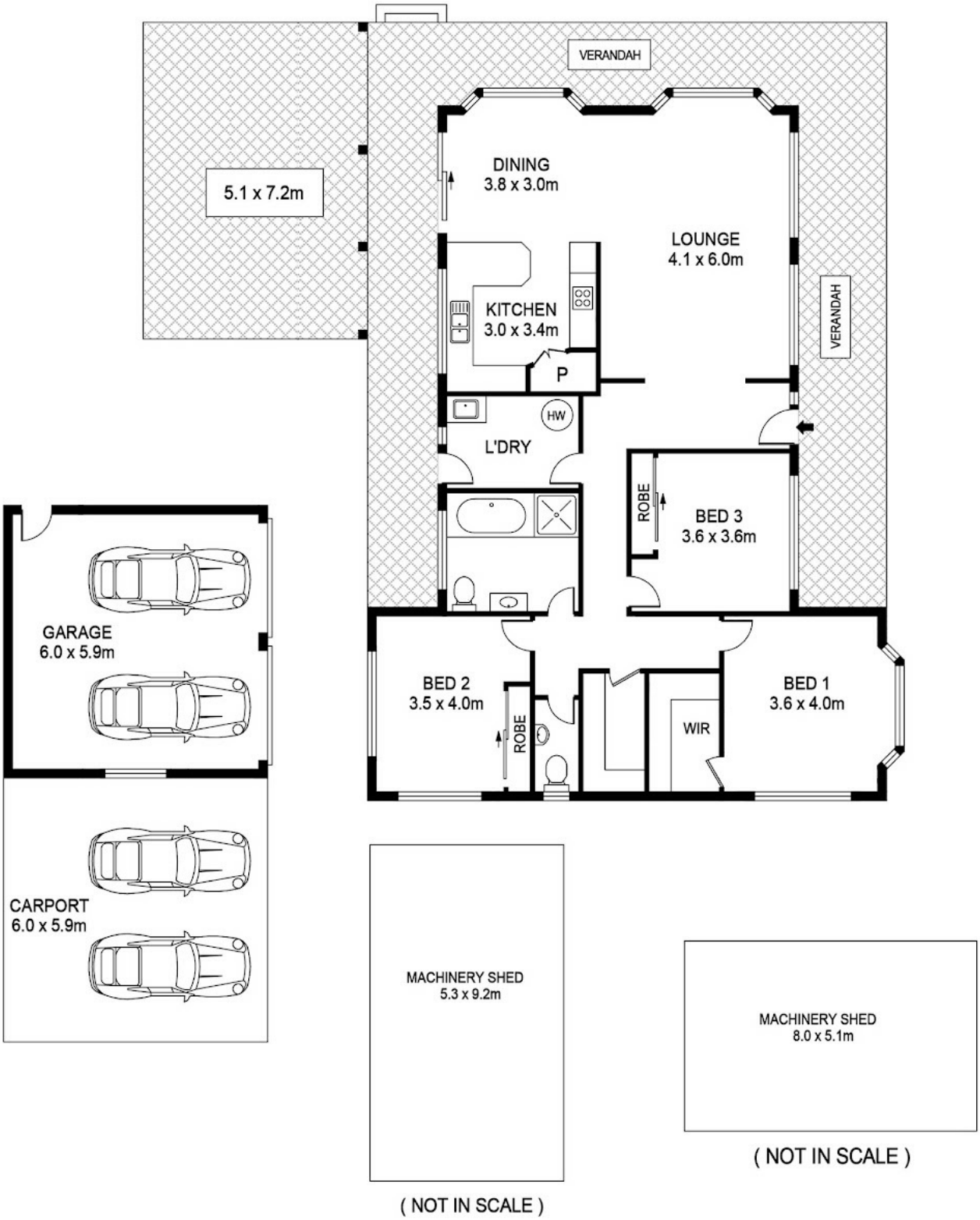
3 BED | 1 BATH | 4 CAR

PRICE:
$1,085,000

OPEN FOR INSPECTION:
N/A



Jenny Magill
0490403051
jenny@magillcountryrealestate.com.au
magillcountryrealestate.com.au



(NOT IN SCALE)

(NOT IN SCALE)

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.

DISCLAIMER: PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRES.

Jenny Magill
0490403051
jenny@magillcountryrealestate.com.au
magillcountryrealestate.com.au