



**SOLD**

## COASTAL LIVING WITH PRIVACY, INCOME & CONVENIENCE

Positioned in a quiet cul-de-sac on a 723sqm dual access corner block, this beautifully maintained, cherished home offers privacy, flexibility, and everyday convenience, just minutes from Lighthouse Beach.

A major advantage is the fully self-contained 1-bedroom flat privately accessed from the side and completely independent from the main home. It creates scope for an Airbnb, permanent rental, or accommodation for extended family, guests, or teenagers.

Currently rented by a quiet working tenant, the lease expires on 3 June 2026, providing immediate returns with future options already in place.

The spacious three bedroom residence is designed for modern living and seamless indoor to outdoor entertaining. At its centre, a vast open plan living and dining area is serviced by a generous kitchen featuring stone benchtops, a Smeg freestanding cooktop and oven, and abundant storage. At the front of the home, a separate lounge room provides a sun-filled space to retreat.

Durable epoxy floors bring a polished contemporary finish, and air conditioning to both living areas along with ceiling fans throughout ensure comfort in all seasons. Slightly elevated to capture light, breeze and leafy outlooks, this home feels wonderfully easy to live in. The main bedroom is privately positioned with its own walk in robe plus built in robes and a stylish ensuite. Two well-appointed bedrooms and a central bathroom are set apart in a separate wing.

Sliding doors open from main living onto a low maintenance paved courtyard with a covered patio and luxury 4 person spa, creating a secluded outdoor area to entertain or unwind.

Further highlights include modern plantation shutters, 24 solar panels, new rear fencing, freshly painted portions of the interior, easy care lawn, large rainwater tank, established tropical gardens, practical laundry, and a double garage with built in storage.

Nearby paved walkways connect easily to Tacking Point Primary School, local shops, cafes, Coles, the tavern, and Lighthouse Beach, with Emerald Downs Golf Course just 900m away.

**4 BED | 3 BATH | 2 CAR**

**PRICE:**  
**\$1,160,000**

**OPEN FOR INSPECTION:**  
**N/A**



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## FLOOR PLAN

Scale in metres. Dimensions are approximate.

All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

1 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.