



# FOR SALE

## HOUSE-SIZED VILLA WITH SEPARATE HOME OFFICE & SPACIOUS BACKYARD

Privately positioned at the end of a peaceful cul-de-sac within a boutique complex of just three villas, this beautifully presented home offers something rarely found in today's market – genuine space, flexibility and a generous 410m<sup>2</sup> parcel of land.

Unlike many villas that compromise on room sizes and outdoor living, this property delivers house-sized proportions, a spacious grassed backyard and a versatile fourth room with its own external access. Perfect as a home office, guest accommodation, hobby room or quiet work-from-home retreat, it provides a level of flexibility rarely available in villa living.

Step inside to discover a spacious lounge room, separate dining area and a well-appointed kitchen featuring stone benchtops, excellent storage and a practical layout. Plantation shutters throughout add timeless style while tiled living areas provide low-maintenance comfort.

One of the standout features of this property is the separate air-conditioned fourth room with its own external access. Whether you're working from home, running a small business, needing guest accommodation, a hobby room or simply a quiet space for conference calls away from the main home, this versatile area provides endless possibilities.

The master bedroom includes a private ensuite, while two additional bedrooms are serviced by the main bathroom. Air conditioning to both the lounge room and separate office ensures year-round comfort.

Outside, the covered entertaining area creates the perfect all-weather space for relaxing with family and friends. Beyond, the fully fenced backyard offers an abundance of level lawn rarely found with villa living. There's plenty of room for children, pets, gardening enthusiasts or even a robot mower to keep maintenance simple.

Set back from passing traffic in a quiet end position within the complex, this home enjoys a level of privacy that is difficult to find while remaining close to Port Macquarie's CBD, beaches, shopping centres, medical facilities and schools.

Perfect for downsizers wanting space without sacrificing lifestyle, professionals working from

4 BED | 2 BATH | 1 CAR

PRICE:

Price Guide \$695,000 - \$735,000

OPEN FOR INSPECTION:

Jul 4 at 10:00am - 10:30am

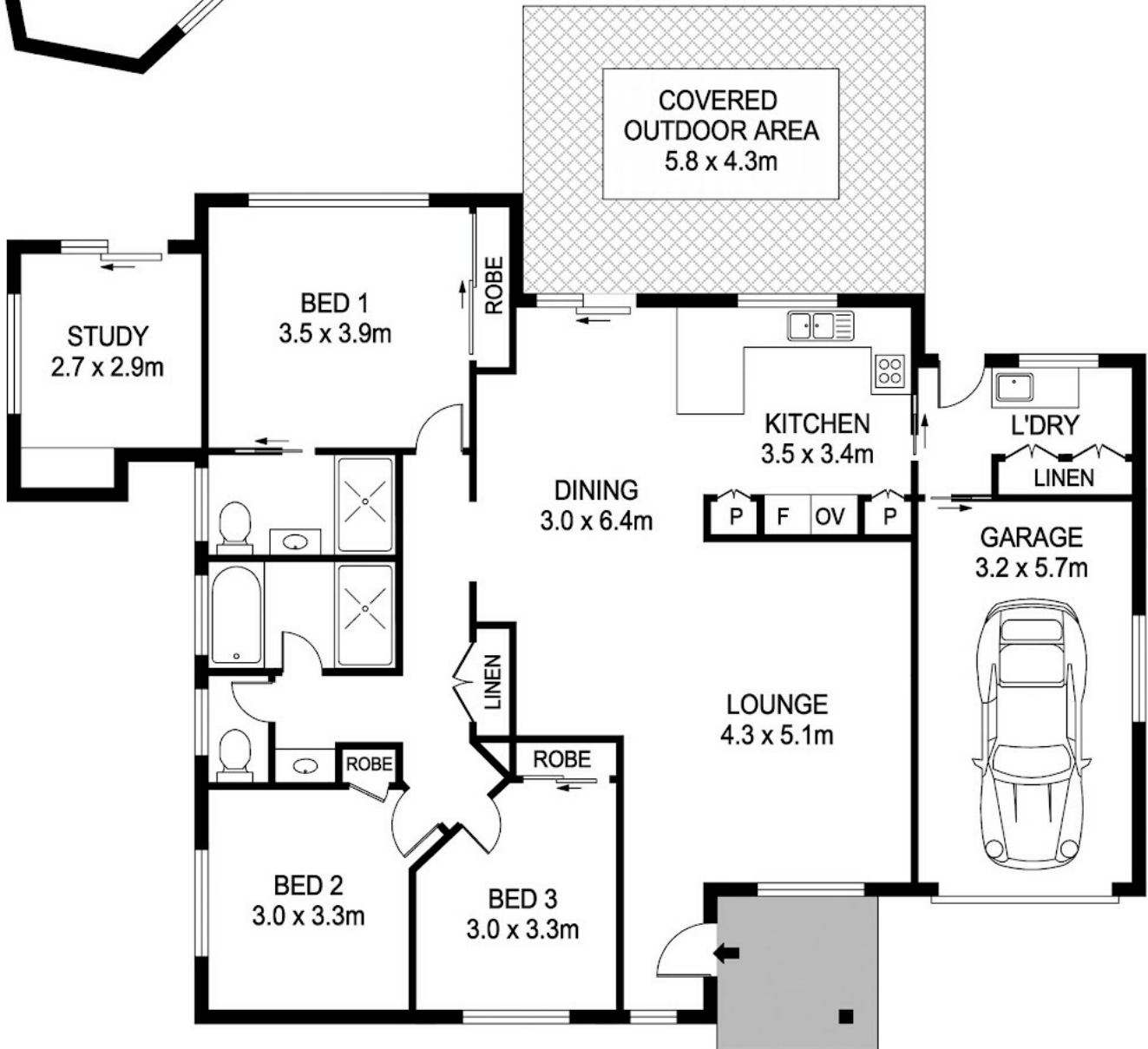


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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.

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