







Blue Ribbon Location - House & Self Contained Unit!

4 2 2 764m2

This unique property is all about “location, location, location” and of course the lifestyle. Situated within minutes walk to stunning Shelly Beach, this spacious home is jam-packed with potential and opportunity!

The outstanding and convenient location provides easy access to bus transport, quality schools, parks and walking tracks all right on the doorstep with close proximity to Port Macquarie CBD, shopping centres, medical centres as well as popular restaurants and cafes.

The stand out feature of the home is the private entertaining area, featuring an oversized elevated entertaining deck that encompasses tranquil sea breezes, and overlooks the resort style in-ground swimming pool, surrounded by palm trees, further enhancing the lush tropical garden setting. Stay cool in summer and enjoy a cold beverage seated around the in-built swimming pool table with friends, whilst your mornings can be spent soaking up the sunshine and enjoying your morning coffee on one of the two separate deck areas.

Providing a multitude of flexible living configurations and/or investment potential, this home offers the added bonus of a large fully self-contained unit with it’s own separate entrance.

The flexible floor plan offers independent living for extended family or teens

Price	SOLD for $799,000
Property Type	Residential
Property ID	1654
Land Area	764 m2

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or could be utilised as segregated guest accommodation. The unit is bright and spacious, and includes its own kitchen, separate dining area, bathroom and laundry while the large sun-filled living room and bedroom both offer direct access through glass sliding doors to the adjoining deck, overlooking the stunning in-ground pool. The private entrance also provides the perfect setup for a home based business, home office or rental income opportunity. How you choose to utilise “all of this space” is up to you!

The home itself features generous bedrooms, all with built in wardrobes, separate living and dining areas, original kitchen, bathroom and separate w/c . Remote control garage, plus carport and a third w/c in the laundry can be added to the list. The property presents an exciting opportunity to utilise your artistic flair to “update to your hearts content”

If you’re on the hunt for a substantial family home, on a large level block that is jam packed with flexible living options, and endless opportunities - this could be the "ultimate beach house" that you’ve always dreamed of owning.

For investors: Presenting fantastic investment potential and rental income opportunity – Live in one and rent the other – Or rent both the unit and the home separately. Combined rental potential of up to $800.00 per week!

Inspection is a MUST to truly appreciate everything that this property has to offer!

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