



### 3 Springhill Pl, Lake Cathie



#### Rural Setting Minutes to Beach!

Live an idyllic lifestyle in a semi-rural setting, without compromising your proximity to the beach!

Offering the best of both worlds is this expansive residential property on a large 4,816 m2 (1.2 acre) block located within minutes of local Shopping Centre and popular beaches.

This spacious four bedroom home is set well back from the street, with a driveway that leads visitors to a welcoming front porch.

The home offers an abundance of natural light, flowing in through the large bay windows in both the lounge and dining areas, and through glass sliding doors that open out directly onto the large under roof alfresco area, from both the master bedroom and also from the second living area. The living areas are all generous in size with the addition of another smaller sitting or reading area.

All minor bedrooms feature built in wardrobes whilst the master features its own walk in robe with skylight, and an oversized en-suite with luxury corner spa bath.

Featuring floating timber flooring in the lounge and dining area, with tiled second living area and carpeted bedrooms. Two generous built in

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	1658
<b>Land Area</b>	4,816 m2
<b>Floor Area</b>	206 m2

#### Agent Details

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#### Office Details

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linen/storage cupboards will ensure that you never find yourself short of space.

The 'easy care' near level grounds surrounding this home are what really makes this property 'special'! Sit back and relax in the alfresco area or in a hammock or sun lounge, surrounded by nothing but the sounds of nature. Allow yourself to be enveloped by the peace, quiet and serenity! With only two streets in this estate you will feel like you are living the country life, 'with city conveniences right on your doorstep and Port Macquarie only 20 minutes away.

Offering so much open space for the kids to play and run around, room for a pool, veggie garden or anything else that your heart desires. There's also a large 9m x 5m Colorbond shed with 'room for all the toys', or could be used as the ultimate "Mancave"! If you're looking for more storage, there's also an additional garden shed. The property is fenced and also provides dual vehicle access from both the front and side streets.

Lots of extras, including reverse cycle air conditioning and double remote control garage with internal access.

If you've been contemplating a move to larger residential land, whilst not compromising your proximity to the beach or CBD, then this is the home you should consider!

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