



**13B, Seahorse Rise, Lake Cathie**



## Brand New Villa - Beachside Lifestyle!

Imagine stepping inside your brand new four bedroom home near the beach!

With its attractive coastal façade and teaming with quality inclusions and extras, this property is ideal for first home buyers, investors or retirees!

All of the hard work has been done for you! Move straight in and take advantage of outdoor dining in the alfresco area, overlooking the low maintenance grounds, with plenty of room for a pet and children to play!

Comfort is assured with an easy living layout and two split cycle reverse air conditioners, one in the living area and another in the master bedroom. The master also features walk-in-wardrobe and en-suite bathroom with 20mm designer stone benchtop and recessed vanity basin. Ceiling fans are installed in all bedrooms and also in the living zone, adding to the coastal feel of the home.

The kitchen continues the same designer stone benchtops, paired with brand new stainless steel appliances, including;- dishwasher, range hood, electric oven and 4 burner gas cook top for the gourmet home chef!

Perfectly positioned amongst other quality homes in a boutique estate, within one of Lake Cathie's most desirable locations. Just a few minutes walk to

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**Price** SOLD for \$645,000

**Property Type** Residential

**Property ID** 1744

### Agent Details

Debbi Phillips - 0435 677 256

### Office Details

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beautiful Rainbow Beach, and 5 minutes drive to Woolworths, Specialty Stores, Public School and the Medical Centre. Also situated across the road from the up and coming Rainbow Beach Estate Shopping Centre, offering Café's, Restaurants and Shops all right at your doorstep, and Port Macquarie just a short 15 minute drive.

**Features include;-**

20mm Designer Stone Benchtops in Kitchen and Bathrooms

Quality Carpet and Tiled flooring throughout

Ceiling fans and LED downlights to living room and all bedrooms

Vertical Blinds throughout

Stainless Steel Electric Oven

Stainless Steel 4 Gas Burner Cooktop

Stainless Steel integrated Rangehood

Stainless Steel Dishwasher

Gas Hot Water System

Water Tank

2 x Split System Air Conditioners

Tiled outdoor Alfresco area

Low maintenance backyard

Coloured concrete driveway and paths

Colorbond fences

Clothesline and letterbox.

One of only two villas in the complex

Strata fees: \$1000 per year (approx)

Rates: \$2600 per year (approx)

Rental Return: \$530-\$550 per week (approx)

Contact Debbi Phillips on 0435 677 256 to arrange inspection!

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