



## Picture Perfect!

Situated in an ideal location, with a tranquil outlook overlooking reserve, with no neighbours opposite, this charming and well presented four bedroom home is 'move in ready' and awaiting its new owners!

The versatile floorplan offers endless possibilities with two bedrooms downstairs, including a spacious master bedroom, with ensuite bathroom and walk-in-wardrobe and access to private undercover patio, with a separate living area/media room also on this level. Whilst upstairs offers two further bedrooms both with built-in-wardrobes and ceiling fans. Modern kitchen and bathroom with separate w/c and a tiled family room flowing through to the full length upstairs balcony which affords serene treetop views of the community reserve and gardens.

The property has been renovated to a very high standard with the benefit of a 28.8m2 rear under roof entertaining area. All level 677m2 block with fully fenced rear yard and plenty of room for pets and children to play!

If you're looking for a property with an 'all mighty shed / mancave' or workshop area, plus garaging and storage space - this is it! Single attached garage with drive through access to the rear yard, 7x7m shed with twin roller

🛏 4 🚿 2 🚗 4 📏 677 m2

**Price** SOLD for \$850,000

**Property Type** Residential

**Property ID** 1850

**Land Area** 677 m2

### Agent Details

Debbi Phillips - 0435 677 256

### Office Details

Lake Cathie Bonny Hills Real Estate  
 SHOP 6 1609 Ocean Dr Lake Cathie  
 NSW 2445 Australia  
 02 6585 5777



doors, plus an additional 7x3.7m enclosed carport. Plenty of room for all the toys and any additional vehicles!

Fantastic location close to all amenities and just a short 15 minute drive to Port Macquarie!

90m - Lake Cathie Community Garden

700m - Woolworths Shopping Complex and specialty stores

750m - Lake Cathie Tavern

1km - Lake Cathie Beach

1.4km - Lake Cathie Foreshore Reserve

1.5km - Lake Cathie Medical Centre

Rates: \$3000 per annum (approx).

Estimated Rental: \$600-\$630 per week.

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must rely on their own enquiries.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*