



## 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 28.8m<sup>2</sup> rear under roof entertaining area. All level 677m<sup>2</sup> 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

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

**Property Type** Residential

**Property ID** 1850

**Land Area** 677 m2

### Agent Details

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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.

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