



**9 Monica Place, Lake Cathie**



## Location, location

4 3 2 655 m<sup>2</sup>

Set in prime location, in a quiet cul-de-sac street, this elevated residence offers a flexible floorplan with the option of self contained living downstairs, ideal for extended family, in-laws or guests.

**Price** \$1,100,000 -  
\$1,200,000

Featuring two bedrooms upstairs, master with ensuite bathroom, combined walk-in-wardrobe-dressing room with sliding door access to the front balcony and the benefit of cooling summer breezes, while the other bedroom offers a built-in-wardrobe with attached multi-purpose room suitable as a sitting room, additional oversized walk-in, or an office.

**Property Type** Residential

The upstairs lounge is cozy and inviting featuring reverse cycle air-conditioning and wood burner fireplace for year round comfort control, there's also a convenient study nook at the end of the hallway, perfect for anyone working from home.

**Property ID** 1967

**Land Area** 655 m<sup>2</sup>

## Agent Details

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taking in the views with an afternoon beverage.

Downstairs offers an additional two bedrooms both with built-ins, tiled family/rumpus room, modern bathroom and a functional kitchenette.

If you're looking for large family home with room for all the family to congregate, this is the one!

Woolworths, specialty stores, bakery, cafe and more are literally a 1 minute stroll, with the convenience of a bus stop and easy transport to Port Macquarie and Laurieton also just across the road.

**LOCATION:**

450m to Caramels Cafe

450m to Woolworths Shopping Complex

450m to Lake Cathie Community Centre & Gardens

550m to Lake Cathie Beach

550m to Johnathan Dixon Reserve

1km to Lake Cathie Foreshore Reserve & skate park

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