

Just Listed



16 Sandy Shores Avenue, Lake Cathie



## Luxury beachside living

Striking and expansive in design, this master-built residence is crafted for modern family living in prestigious Caterina Estate. Surrounded by other luxury homes and situated just 500 metres from the golden sands of beautiful Rainbow Beach with easy boardwalk access, it offers an enviable coastal lifestyle.

Set across a split-level design, the home is filled with natural light, with each space positioned to capture the refreshing sea breezes.

A modern white-on-white colour palette is elevated by refined sophisticated finishes, with soaring ceilings creating a feeling of grandeur and space, while stylish built-in wall niches for displaying artworks, enhance the home's high-end finishes and appeal.

The thoughtfully designed floorplan delivers multiple open-plan living zones, one of which is perfectly suited as an activity room or teenage retreat, while a large home theatre room offers additional flexibility and could also be utilised as a fifth bedroom.

At the heart of the home is the stunning entertainer's kitchen showcasing stone benchtops, 900mm gas cooking, walk-in-pantry, premium stainless steel appliances, canopy rangehood and a feature glass window splashback

🛏 4 🚿 2 🚿 2 📏 500m2

<b>Price</b>	Contact Agent
<b>Property Type</b>	Residential
<b>Property ID</b>	1995
<b>Land Area</b>	500 m2
<b>Floor Area</b>	250 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



that frames views of lush garden greenery.

The master bedroom suite provides a private sanctuary to relax and unwind, complete with a beautifully appointed ensuite featuring double shower heads, wall-hung vanity, stylish walk-in wardrobe and the convenience of a separate WC.

Curated for those who appreciate quality and effortless entertaining, the home delivers seamless indoor-outdoor integration, flowing to a generous undercover alfresco area 30m<sup>2</sup> in size. Low-maintenance outdoor spaces ensure easy caretaking, leaving more time to enjoy the relaxed coastal lifestyle.

**Other features include:**

- Versatile floorplan 4 or 5 bedrooms
- Study
- Ducted, zoned air conditioning
- Walk-in-storage room
- Electric external blinds
- Fisher & Paykel appliances
- Alarm security system
- Ceiling Fans
- Digital door lock
- Oversized TV wall recess
- Brush plates (TV mount)
- Crimsafe screen door
- Private low maintenance grounds

Perfectly positioned, close to shops, cafés, family friendly tavern, beaches and all of the everyday essentials, while Port Macquarie is only a short 20 minute drive.

Wake up each day to the perfect blend of luxury and relaxation in this first-class residence, where modern design meets effortless seaside living.

Contact Debbi today on 0435 677 256 to arrange inspection.

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.*