

**1/22 The Cottage Way, Port Macquarie, NSW 2444**

**Villa For Sale**

Thursday, 18 April 2024



1/22 The Cottage Way, Port Macquarie, NSW 2444

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



Michelle Percival  
0404466500



Glenn Scott  
0417019756

## **Guide \$695,000-\$735,000**

Relax and entertain in contemporary style and enjoy quality design, private outdoor living and a generous footprint. One of only two villas in the complex, this easy living floor plan incorporates an integrated living zone with stylish kitchen. Great storage, electric cooking, and a dishwasher enhance the function of this premium work space. A generous lounge and dining area flow directly onto the covered patio with adjacent entertaining deck. An extension of interior living, it captures sunshine and a delightful breeze, while at the rear, a covered courtyard is a low maintenance alternative for outdoor relaxation. A large master is equipped with built-in storage and ensuite, while bedrooms two and three with built-in robes enjoy easy access to the main bathroom offering the convenience of both shower and bath, and a separate toilet. New carpet, and reverse cycle air conditioning and ceiling fans are comfort enhancing, while an expansive mezzanine storage area in the auto garage is a practical convenience. Within strolling distance of Little Fish Cafe & Vineyard, and a three minute drive from Innes Lake Shopping Village, St Columba Anglican School, childcare and Charles Sturt University, Port Macquarie's riverfront, beautiful beaches and CBD are less than a 12 minute drive from your door. You'll love the amenity of this address where you can enjoy the natural beauty of the Innes Lake Peninsula and benefits of a coastal lifestyle, or invest and capitalise on the popularity of this precinct - just set and forget!