

# 1/71 Marian Drive, Port Macquarie, NSW 2444

PERCIVAL  
PROPERTY

## Villa For Sale

Sunday, 3 December 2023

1/71 Marian Drive, Port Macquarie, NSW 2444

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 340 m2

Type: Villa



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## Guide \$640,000-\$680,000

Effortless living awaits you in this immaculately presented 3-bedroom villa, one of only two-side by side with its own street frontage. Located in a central to everything precinct, this thriving little pocket is just near a bus stop and only minutes to modern facilities including the hospital, university, Lake Innes Shopping Village, and esteemed schools. A private and spacious courtyard entry uncovers a lush green level lawn area and easy-care landscaped gardens, the perfect spot to capture the morning sun and afternoon breeze. You can feel safe and secure tucked away in your own little haven with a lockable gate and double remote garage opening to indoors. There's even a parking pad for a caravan! Step inside and discover a generous guest bedroom with a built in robe and a luxuriously large master bedroom including a walk in robe and access onto a 2-way bathroom. This restful room enjoys a delightful outlook of greenery and includes reverse cycle air conditioning and a ceiling fan for year round comfort. Throughout the home are quality night and day blinds, ensuring complete privacy as well as effective heating and cooling. A well-appointed laundry includes a second WC for added convenience. The heart of the home reveals a large, modern, and functional kitchen, featuring a wraparound stone benchtop overlay, elegant splashback, striking black "Oliveri" sink, Westinghouse dishwasher, self-cleaning German made AEG oven and an induction cooktop. Light filled living and dining opens onto an enclosed sunroom with a deluxe 6-person spa. Imagine! The third bedroom is a versatile space, also suitable for a play room, second living area, or private home office. Lovingly maintained by its current owners recent updates include a freshly painted interior, quality pet screens, remodelled kitchen, mesh guard guttering, led down lights and app controlled RC air conditioning. The low maintenance backyard hosting a luxurious spa bath, flourishing gardens and a thriving veggie and herb garden. Fully secure this sun drenched space is perfect for accommodating pooch and offers plenty of room for children to play freely and safely. Ideal for first home buyers, singles, couples, professionals, a young family, or the astute investor, this is a home you can confidently invest in or move straight in with absolutely nothing to do but unpack & relax.