

# 10a Cunning Street, Port Macquarie, NSW 2444



## House For Sale

Sunday, 26 May 2024

10a Cunning Street, Port Macquarie, NSW 2444

Bedrooms: 4

Bathrooms: 3

Parkings: 2

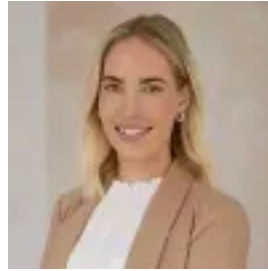
Area: 613 m<sup>2</sup>

Type: House



Greg Bates

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Emily Hay

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## Expressions of Interest - Ends 21st of June, 5pm

Striking in architecture this brand new luxury abode is one of only two freestanding duplex homes crafted by award winning local builder "Morr Homes." Located in the beautiful Lighthouse Beach area this highly sought after neighbourhood is 600m to Tacking Point Primary School, only 700m to the beachfront, and a short 350m stroll to the local shops and vibrant cafes. This property offers three bedrooms and two living spaces plus a fully self-contained 1-bedroom studio. The layout is strategically designed to facilitate additional income opportunities. With separate entry to the upper level apartment, it is ideally suited for a beachside Airbnb. This versatile space can also serve as a permanent rental, a teenagers' abode, a guest suite, or accommodation for an extended family member. The dual level duplex is absolutely stunning, privately tucked away behind a securely gated entry and double remote garage. The use of sustainable materials such as external cladding, hardwoods, recycled brick, solid stone, and natural Oak are not only durable but deliver a sophisticated and contemporary aesthetic. Downstairs you'll find a sleek galley kitchen, walk in pantry, chic powder room, modern laundry, and a spacious open plan living and dining area that opens fully onto a private alfresco enveloped in greenery. Step down to a low maintenance level backyard and expanse of under house storage. Upstairs captures abundant natural light and sea breeze, offering a tranquil view across the natural surroundings, including a beautifully framed vista of Transit Hill. Discover a rumpus room, luxurious bathroom including a Velux skylight, and three generous bedrooms, including a glamorous parent retreat with ensuite and walk in robe. Whether you are in search of a lucrative investment in a prestigious coastal setting or a luxurious home that seamlessly blends lifestyle and income, this property promises unparalleled quality and flexibility.

- 3BR Torrens title luxury duplex & 1BR self-contained studio
- Eco friendly design incorporating stone, wood, natural oak
- Reverse cycle air conditioning and ceiling fans throughout
- Quality appliances including gas cooktop, walk in pantry
- Oak Herringbone feature flooring, stone bench tops
- Custom windows capture light, breeze, and tranquil views
- Securely fenced easy care backyard, under house storage
- Apartment offers a sun drenched north facing balcony
- Skylights, key lock security, self-check in lock box (Airbnb)
- Floor to ceiling tiled bathrooms, ensuite, large walk in robe
- Spacious and private with a highly versatile layout
- Secluded alfresco entertaining enveloped in nature
- 600m to Tacking Point Primary School, 700m to beach
- 5-minute stroll to local shops and vibrant cafes
- Opportunity to combine lifestyle & income or astute investment

Council: \$3,000 p/a approx. Land Size: 613 m<sup>2</sup>

The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.