

11 Arakoon Avenue, Port Macquarie, NSW 2444



House For Sale

Friday, 3 May 2024

11 Arakoon Avenue, Port Macquarie, NSW 2444

Bedrooms: 5

Bathrooms: 4

Parkings: 2

Area: 575 m2

Type: House



Shannon Wood

0400747079

Expressions of Interest

EXPRESSION OF INTEREST- EOI Closes 5pm, 30th May 2024 This original solid brick home was built and has been enjoyed by the same family for over 40 years. Through the generations, all family members have fond memories but it's now time to hand over the keys. Positioned in Bellevue Hill with 180-degree northerly views taking in the ocean and the mountains. You will never be built out. This screams potential, you just need the vision. The quality of the build is still evident today; and, yes, the home will stand the test of time. You can enjoy the home now or plan your renovation, as this substantial home, with its awesome location will certainly lend itself to a modern renovation. You too could enjoy the home with your family for the next 40 years. This spacious home is split into 2 levels, along with the amazing views from both levels. This represents a wonderful opportunity.

Upstairs: As you enter the front door from the front balcony, you are instantly drawn to the north facing views all the way up to Point Plomer and out to the Oxley Ranges. There are 3 generously sized bedrooms, all with built in robes. All the timber cabinetry was hand crafted by the owner's father. Imagine waking up in the main bedroom, sliding open the glass door and enjoying your cuppa on the private balcony and enjoying the views. You can also enjoy the views while preparing meals in the kitchen and sitting in the family/dining room. The spacious sunken lounge adjacent to the family room is ideal for formal, elegant entertaining. There is an ensuite off the principal bedroom. The main bathroom and a separate toilet services the other 2 bedrooms on this level. There is a large built-in linen cupboard in the upstairs corridor leading to the main bathroom, offering extensive storage.

Downstairs: With both internal and external access, there are another 2 bedrooms, large living space, kitchen and bathroom/laundry. This generous space has high ceilings and also enjoys the views north from its own balcony with access to the back yard via a staircase. It's rare to have views from both levels. The area can be self-contained or opened up to be connected to the upstairs part of the home. Currently the owners have this space privately rented until August and is returning \$400PW (which includes owner paying utilities). The large separate laundry on this level incorporates another toilet and shower and lots of storage cupboards. When you step down onto the level, north facing rear lawn which has established gardens, you can enjoy this space with the kids and pets. Under the home is a huge workshop area with loads of storage, multiple power points, well lit, with a concrete floor which will suit many uses. This opens directly onto the back lawn. The owner had this set up with many wood working machines and tools to produce his handcrafted timber furniture. The choice is yours how you utilize this space. While we are talking storage, the large double garage also offers another open room off to the side with power and good lighting that would lend itself to bike storage, watersports equipment, rumpus room or whatever your needs. In 14 years of real estate and seeing many homes, 11 Arakoon Ave instills a sense of original charm, quality workmanship & thoughtful design. Positioned in a superior, elevated, centrally located, never to be built out northerly aspect this home is ready for its new owner. Express your interest today and call Shannon on 0400 747 079 - Solid original 5-bedroom home or 3-bedroom home & 2-bedroom unit, the choice is yours - Never to be built out northerly views up the coast and out to the ranges - Set upon 575 sqm of land overseeing 180 degree views from all levels of the home - North easterly breezes and sunshine captured all year round - Four bathrooms in total, 2 upstairs inc ensuite and 2 downstairs - 2-bedroom unit downstairs rented at \$400PW until August 24 - Spacious living areas on both levels taking in the amazing views - Double garage and lots of storage and workshop space - Private level north facing backyard - Quiet cul de sac location on eastside of town Council Rates: \$3,400 pa Land Size: 575 sqm Property Age: 45 years Rental Appraisal: \$1,000 pw IDENTIFICATION MAY BE REQUIRED FOR ENTRY TO ALL OPEN FOR INSPECTIONS