

# 11 Parklands Avenue, Port Macquarie, NSW 2444

## House For Sale

Friday, 26 January 2024

PERCIVAL  
PROPERTY

11 Parklands Avenue, Port Macquarie, NSW 2444

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 733 m2

Type: House



Michelle Percival  
0404466500



Glenn Scott  
0417019756

## Guide \$845,000-\$895,000

The living is easy and the beach is close by... a sensational Shelly Beach location is just one of the 'must have' prerequisites this home provides! Located a leisurely 12 minute walk from the sand and the surf, you'll love a floor plan that offers generous family living in an established and highly sought precinct. Optimising space and privacy, elevation provides an outlook framing garden and treed views from living and outdoor entertaining zones. A sense of serenity flows into every corner of this dual-level home with leafy vistas and ocean breezes filling light-filled living spaces. Upper-level living offers an expansive footprint where lounge and dining open directly onto a covered deck providing access to an inground pool set within landscaped gardens with a gazebo. A casual meals area is the perfect alternative for dining on the go, and is adjacent to a large kitchen with electric cooking, dishwasher and extensive storage, including pantry. A king-size bedroom with huge bank of built-in robes enjoys access to its own covered balcony. Servicing the master, and a further two bedrooms with built-in robes is a large family bathroom in timeless coastal palette of ocean hues and crisp white. Perfecting this beach retreat's flexible living design is an extensive lower ground-floor family room, and a storage room with built-in previously utilised as a fourth bedroom or office. Ducted reverse cycle air conditioning provides seasonal comfort, and an ensuite bathroom can be found at the rear of an auto garage offering internal access and storage facilities. Currently leased until February 2024, renovations over the 20 year retention by the current owners have created a home of comfort with enviable lifestyle, whilst leaving scope for future enhancements. A brief walk from local shopping, cafes and Hastings Public School, this Shelly Beach address is a mere stroll from the ocean and Port Macquarie's renowned Coastal Walk, and a six-minute drive from the heart of the CBD and the Hastings River. Situated 4hrs from Sydney and NorthConnex access, 3.5hrs from Tamworth and 5.5hrs from Brisbane, Port Macquarie continues to be one of the state's most searched real estate destinations, and for good reason! The balance of amenities and lifestyle offered from this Mid North Coast location is undeniable.