

**13 Burrawan Street, Port Macquarie, NSW 2444**



**House For Sale**

Friday, 15 March 2024

**13 Burrawan Street, Port Macquarie, NSW 2444**

**Bedrooms: 3**

**Bathrooms: 4**

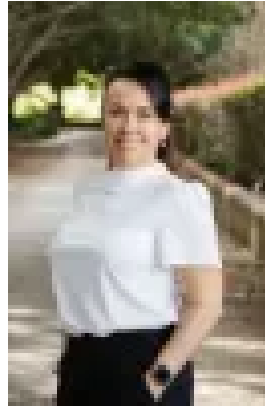
**Parkings: 3**

**Area: 500 m2**

**Type: House**



Geoff Woodham  
0421038633



Arcadia Loughland  
0408301970

**\$780,000 - \$850,000**

Nestled in a quiet yet convenient location, this expansive residential home epitomizes comfort, convenience, and accessibility. With three spacious bedrooms and 4.5 bathrooms, this residence sits on a generous 500sqm block, providing ample space for living and entertaining. Key Features- 3 bedrooms, 4.5 bathrooms- High ceilings and wooden flooring in the main areas - New addition of an attached studio area featuring a disability-accessible bathroom- Solar electricity- Concrete driveway to a 3-bay garage, 2 bays with electric roller doors. - Ideal location- Low maintenance landscaping Upon entering, you are greeted by the grandeur of high ceilings and the warmth of wooden flooring, creating an atmosphere of elegance and charm. A recent addition to the property, the attached studio boasts a disability-accessible bathroom, offering versatility and convenience. This private area includes a kitchenette and bedroom, providing independence and privacy from the main house. The property is further complemented by a concrete driveway leading to the rear 3 bay garage area, featuring two electric roller doors and a convenient carport. Adding to the convenience, the carport area also houses an additional bathroom. With the potential to transform one of the electric garage areas into a rumpus room, the potential for leisure and relaxation is boundless. Efficiency meets practicality with a separate laundry equipped with an extra toilet. The low-maintenance grounds are thoughtfully landscaped, ensuring privacy without the hassle of extensive upkeep. Embracing sustainability, the property features solar electricity, offering both environmental benefits and cost savings. Each bedroom features built-in robes, providing ample storage space. Conveniently situated approximately 1.4km from the bustling town centre, residents enjoy easy access to many amenities, including shops, restaurants, and recreational facilities. This home seamlessly merges comfort with functional living, offering a lifestyle of unparalleled convenience and privacy. Give Geoff and the NPB Team a call today for further information and to arrange an inspection. Geoff Woodham: 0421 038 633 NPB Office: 0447 020 742 Council Rates, approximately: \$792 per quarter Conveniently and approximately located:- 240m to Port Macquarie Swimming Pool- 280m to Port Macquarie Library- 650m to Port City Bowling Club- 650m to Hastings Secondary College- 700 to Town Beach- 850m to Port Macquarie Public School- 1.4km to Port Macquarie Town Centre- 5.5km to Port Base Hospital- 6.4km to Port Macquarie Airport **DISCLAIMER:** The information contained in the advertising of this property is not based on any independent enquiries or knowledge of 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.