

13 Monica Place, Lake Cathie, NSW 2445



House For Sale

Monday, 18 March 2024

13 Monica Place, Lake Cathie, NSW 2445

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 919 m2

Type: House



Lisa Dixon
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Auction - Guide \$1,350,000

Surrounded by lush landscaped gardens, with the sound of the ocean in the background and all that Lake Cathie has to offer easily accessible, this stunning home offers an exceptional lifestyle opportunity. Set on 919.3m² block and designed to maximise both the tranquil leafy vista from every room in the home and to embrace the year round comfort of a solar passive design, it truly optimises that beachside style and vibe. With a superb mix of classic finishes, stunning vaulted ceilings, an abundance of natural light and easy living indoor/outdoor spaces, this is a master crafted home that creates a sense of serenity from the moment you walk through the door. - The open plan living area creates that perfect haven with handcrafted concrete shelving, large sliding doors and louvre windows which open out onto the deck- The central point of the home is the coastal style kitchen - with v-joint matt finishes to cabinetry, 20mm stone benchtops, feature recycled timbers, premium appliances and superb walk-in pantry - There is an additional second living space which could be utilised as a kid's playroom or as an extra family room and feature floor to ceiling glass and some truly unique design features- The light filled main bedroom, with a vaulted ceiling features a stylish contemporary style ensuite, complete with Velux skylight and well-appointed walk-in robe- The other bedrooms have custom finished built-in robes and plenty of room for a queen size bed in both while the 4th bedroom is currently a home office but could easily be converted back to a bedroom- The family bathroom offers a luxurious coastal feel with stunning tiles, a freestanding bath and walk in shower- Entertaining the largest of gatherings is an absolute pleasure, with a freestanding pavilion and covered decks and open spaces allowing all year round entertaining- Garaging and storage have been carefully thought out, with an extra height and length to the garage, additional roof storage plus large storage area- Surrounded by lush tropical landscaped gardens with a feature spotted lemon scented gum as the focal point of the private rear garden and lawns - Perfectly positioned in a small cul-de-sac with local shops, cafes, family friendly tavern and Woolworths all within 600m from your door- Kayak and fish in the calm waters of Lake Cathie, surf in a multitude of quality breaks just moments from your door, while the major centre of Port Macquarie is an easy 20-minute drive away This magnificent home has a cool coastal feel about it that you will want to experience, so now is the time to make this your next beach side home. Call now to arrange a personal viewing. A digital brochure which includes a pest and building inspection is available on request. Property Details Council Rates - \$3,048 pa approx. Land Size - 919.3m² Rental Potential - \$725 - \$750 pw approx. **DISCLAIMER:** 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.