

# 15A Phar Lap Circuit, Port Macquarie, NSW 2444

## House For Sale

Thursday, 18 April 2024



15A Phar Lap Circuit, Port Macquarie, NSW 2444

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 349 m2**

**Type: House**



Karla Faint  
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Arcadia Loughland  
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**\$850,000 - \$930,000**

This charming property is nestled within the picturesque Ascot Park Estate, boasting a spacious and inviting 4-bedroom split-level main dwelling. Upon entry, you are greeted by a wide entranceway that seamlessly transitions into a spacious hallway, setting the tone for the home's generous proportions. Key Features:- 4-bedroom split-level home in Ascot Park Estate- Wide entrance flowing to spacious hallway- Luxurious main bedroom with ensuite- Air conditioning and internal garage access- Open-plan kitchen, dining, and living area- Modern kitchen with ample storage- Private alfresco area for outdoor relaxation

The residence includes three bedrooms, each equipped with built-in robes and ceiling fans, ensuring comfort and convenience for occupants. The main bedroom is a retreat unto itself, complete with a fan, an ensuite and a walk-in robe, offering a private sanctuary within the home. Climate control is made easy with the inclusion of air conditioning, ensuring year-round comfort regardless of the weather outside. Internal access from the double lock-up garage adds an element of convenience, providing secure parking and effortless entry into the home. The heart of the home lies in its open-plan layout, where the kitchen, dining, and living areas seamlessly flow together, creating an ideal space for both relaxation and entertainment. The expansive kitchen is a chef's delight, boasting modern amenities including a 600mm electric oven, cooktop, dishwasher, and soft-close drawers, catering to both culinary enthusiasts and everyday convenience. Storage is plentiful, with ample cupboard space in the kitchen and additional storage options including under-stairs storage, ensuring a clutter-free living environment. Outside, a private alfresco area awaits, providing the perfect setting for outdoor dining or simply unwinding amidst the tranquil surroundings of Ascot Park Estate. Combining comfort, functionality, and style, this property offers a serene retreat for families or individuals seeking a contemporary lifestyle in a coveted location. Contact Karla and the NPB Team today to arrange a viewing of this beauty of a home. Karla Faint: 0444 590 788 NPB Office: 0447 020 742\*\* Inspections By Appointment Only \*\*

Located conveniently, approximately:- 280m to Ascot Park Playground- 3.2km to Bunnings Port Macquarie- 3.0km to Charles Sturt University- 3.8km to St Columbia Anglican School- 3.9km to Lake Innes Village Shopping Centre- 4.6km to Port Macquarie Base Hospital- 8.7km to Town Beach- 9.3km to Port Macquarie Airport

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