

# 16 Songbird Circuit, Port Macquarie, NSW 2444



## Sold House

Monday, 14 August 2023

16 Songbird Circuit, Port Macquarie, NSW 2444

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 686 m<sup>2</sup>

Type: House



James Charnock

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## Contact agent

This property is incredible. Just wait until you see the show-stopping backyard! Just Wow! Enjoy the ease of single level living in this immaculately presented and ever so stylish 2.5 year old home, positioned on a beautifully landscaped 686m<sup>2</sup> block. Perfect for those seeking peace and quiet "The Lakes Estate" is a house-proud neighbourhood, ideal for retirees or those looking to downsize. Privately tucked away amongst natural surrounds enjoy the convenience of only 10 minutes into Port Macquarie's CBD and beaches. This home is craftsman built, classically timeless with a warm and welcoming colour palette combining soft grey and fresh white, complemented by subtle touches of textured timber and solid stone. Step inside from the delightful front garden and discover a cosy and inviting lounge room, the perfect suntrap in winter. Wander down the wide hallway into a spacious open plan kitchen, living, and dining space, including a handy study nook with built in desk and streamlined storage. Designed for seamless indoor-outdoor entertaining main living opens fully via glass stacker doors onto a large alfresco, sure to be a favoured spot for breakfast, lunch, AND dinner! The sun-drenched backyard is mind blowing, completely private and secure with easy care lush level lawn, flourishing coastal gardens, contemporary fire pit area, and the focal point, a gorgeous garden arbour, an enchanting space to sit with a cuppa basking in the sunshine while listening to the tranquil sounds of birdsong. Now that's fitting! Whoops, the gardens are so divine, almost forgot about the bedrooms! Tucked away are three well-appointed bedrooms including a spacious garden view master with ensuite. A gleaming main bathroom is well located to service all zones. Modern features comprise of custom plantation shutters, veri shade window dressings, induction cooktop, Westinghouse dishwasher, Caesarstone island, elegant feature tiled splash back, under cabinet led lighting and an eye catching statement pendant. Furthermore, is a double garage with built in shelving, abundance of sleek storage, crimsafe screened front door, solar panels, solar hot water, rainwater tank, ceiling fans and built in robes in all bedrooms, and reverse cycle ducted and zoned air conditioning. Talk about nothing to do but move in! First in best addressed, this impressive property is guaranteed to make your heart sing! - Exclusive house-proud estate 10 minutes to CBD & beaches - Walkways to enjoy the scenic beauty of natural surrounds - Quality built home fit with premium inclusions throughout - Sun drenched backyard includes garden arbour & fire pit area - Ducted-zoned heating-cooling, resort shutters, solar panels - Only 2.5 year old, 4.5 years remaining on home warranty - Designed for seamless indoor-outdoor living & entertaining - Immaculately landscaped coastal gardens & lush level lawn - Available parking for guests & family located directly out front - Perfect downsizing or retiree home in a private & quiet setting

Property Details: Council: \$3,300 p/a approx. Land Size: 686m<sup>2</sup> Rental Potential: \$600-\$650 per week

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