

**16 York Street, Thrumster, NSW 2444**

**Duplex/Semi-detached For Sale**

Friday, 14 June 2024

16 York Street, Thrumster, NSW 2444

**Bedrooms: 3**

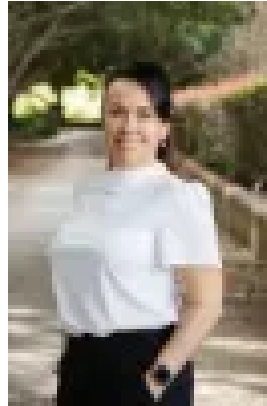
**Bathrooms: 2**

**Parkings: 2**

**Type: Duplex/Semi-detached**



Karla Faint  
0444590788



Arcadia Loughland  
0408301970

**\$850,000 - \$900,000**

Experience for yourself the exceptional craftsmanship of this luxury 3-bedroom duplex, tucked away in a quiet street in the sought after Sovereign Hills district. The showpiece of esteemed local builder "Rob Tate Family Homes," you can be rest assured with over 40 years' experience in the industry you are acquiring a property of superior quality, crafted to stand the test of time. Boasting a striking facade, modern square set finishes and a light and airy open plan layout, this home's innovative design makes clever use of space. Discover three bedrooms, including a lavish ensuite master, a sleek modern kitchen, and inviting living and dining area that effortlessly transitions onto an alfresco oasis. Tropical greenery frames the perfect setting for relaxation and entertainment. Key Features-- Expertly crafted with sustainable natural materials- Elements of stone, brick, timber, subtle touches of chrome- Gas hot water, fully insulated, split system air conditioning- Sleek galley kitchen, walk in linen closet, custom storage - Expansive alfresco entertaining framed in lush greenery- Conveniently located near shops, cafes, parks & reserves- Low maintenance luxury living minutes to shops & cafes- Approx 11kms into spectacular beaches & heart of CBD Premium inclusions feature throughout such as 20mm stone bench tops, top notch appliances, custom storage, louvred windows, deluxe bathtub, durable timber plank flooring, elegant chrome tap ware, and luxe floor to ceiling tiled bathrooms. This eco-friendly home boasts instant gas hot water, split system RC air conditioning, coastal rated ceiling fans, and full insulation to ensure maximum energy efficiency and noise reduction. Furthermore, is a double remote garage, chic laundry, lush level lawn area, and fully landscaped gardens. Enjoy the convenience of a lifestyle location, just minutes from the Sovereign Town Shopping Centre and a leisurely stroll to modern parklands and koala reserves. Stunning beaches and the vibrant CBD are approx. 11kms from the doorstep. Truly exceptional value, a place where luxury and lifestyle meet in perfect harmony. Contact Karla and the NPB Team today. Karla Faint: 0444 590 788 NPB Office: 0447 020 742 Rental Return, approximately: \$625 - \$675 per week Located approximately:- 600m to Port Service Centre- 1.4km to Sovereign Hills Town Centre and speciality shops, including a pharmacy, modern gym, IGA plus liquor and cafes- 1.4km to Sovereign Hills Business Park- 2.2km to St Joseph's Regional College- 3.6km to Thrumster Business Park- 6.4km to Lake Innes Village Shopping Centre- 6.7km to Charles Sturt University- 7.1km to Port Macquarie Base Hospital- 7.7km to the University of NSW Rural Clinical School- 8.3km to TAFE NSW- 10.6km to Port Macquarie CBD- 11.2km to Port Macquarie Town Beach- 11.8km 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.