

**17 Kentia Close, Port Macquarie, NSW 2444**

**House For Sale**

Tuesday, 6 February 2024

**hem**

17 Kentia Close, Port Macquarie, NSW 2444

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 739 m2**

**Type: House**



David Evans  
0421833167



Lachlan Mitchell  
0428356763

## Auction

Located in a sought-after Lighthouse Beach address and surrounded by house proud neighbours, this quality-built residence will impress immediately with its oversized accommodation, immaculate interiors and versatile, split-level design with dual living options. Walk through the front door and you will discover a traditional and substantial home, that offers plenty of scope for the largest of families or those in search of a dual living opportunity. Multiple separate living areas include a grand formal lounge to the front of the home, with cathedral ceilings, air-con and direct access to the large front balcony, plus the expansive main open plan kitchen family room to the rear. Finished with solid timber floors and air-conditioning, this wonderful space has a superb family kitchen that flows out to generous casual living and dining zones that capture panoramic mountain and district views from every angle. On this level, there are four generous bedrooms, all with good-sized robes, two bathrooms and large study (which could work as a kid's bedroom). The master bedroom at the far end has its own ensuite bathroom, air-conditioning and a large walk-in-robe, whilst the remaining bedrooms are serviced by a very well-presented family bathroom with separate toilet. Perhaps the most exciting and rarely found feature of this home is the huge lower level and endless opportunities it presents. In addition to the oversized double garage and side access parking, there is a huge adjoining workshop/ mancave room. PLUS, there is a completely self-contained studio that comprises of an open plan studio with lounge/dining/bed and kitchen zones and a full bathroom. With its own entry, it is perfect for in-law accommodation, guests or even an air-bnb. For an outdoor lifestyle, there is an expansive entertaining deck that leads from the open living and overlooks the manicured back gardens. Here you can relax and host the largest of family get-togethers with the wonderful mountain range outlook as your backdrop. With owners committed to sell on or even before auction day, we recommend contacting HEM soon to avoid missing out. Homes of this size and in this coveted Lighthouse Beach location close to schools, shops and the coastline are a rare find.