

# 1A The Cottage Way, Port Macquarie, NSW 2444



## House For Sale

Thursday, 9 May 2024

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 401 m2**

**Type: House**



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## Price Guide \$680,000 - \$720,000

Rates \$2770 pa | Land 401 sqm Rental Appraisal \$570 - \$580 per week

What a cutie! This Torrens title 3-bedroom home sure is impressive with its well-designed floor plan, modern features, delightful backyard, and fabulous outdoor entertaining area. Well cared for by long-time owners, there is absolutely nothing to do but move in, add your own personal touch, and enjoy the outlook. At the front of the home sits a light-filled master bedroom with a stylish ensuite, and at the rear is a second bedroom wing serviced by a fresh white bathroom with a bathtub. All three bedrooms are generously sized and include built-in robes. For added comfort, there is reverse-cycle air conditioning in the main suite and living area. A spacious kitchen, dining, and living area with a picturesque view across the tree-lined surroundings opens onto a huge timber deck alfresco, perfect for relaxed entertaining with family and friends. The backyard is securely fenced and roomy enough for children or grandchildren to play or accommodate pets. There's even an outdoor cabana, the ideal sun trap in winter to relax with a book and a cuppa. It's nice and private, too! Convenience is at the doorstep in this leafy green pocket of Innes Lake, located only 1km to St Columba Anglican School, 1.5km to the local shopping village and university, 2.1km to the hospital, and a walkable 750m to Little Fish Cafe and Vineyard. An ideal investment property or down-sizers dream home, this tranquil haven represents excellent value. Don't delay, call today!

+ Large outdoor alfresco entertaining area + Securely fenced backyard includes a cabana + Reverse-cycle air con in living area & master suite + Big windows capture picturesque tree-lined outlook + Nearby shops, schools, hospital, university, vineyard

Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.