

2/42 Kyla Crescent, Port Macquarie, NSW 2444



Sold Villa

Thursday, 7 March 2024

2/42 Kyla Crescent, Port Macquarie, NSW 2444

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 194 m2

Type: Villa



Dorene Field

0417160622

\$730,000

Located in popular Lake Innes, this lovely villa is positioned to the rear of a private complex of only two. It offers a fusion of comfort, style, and functionality, with low-maintenance luxury. The location is ideal, walking distance to St Columba School, and essential amenities such as Bunnings, Charles Sturt University, hospital, and Lake Innes Shopping Village are all conveniently close by. As you enter, you'll be amazed by the immaculate interior and well-thought-out design. The fixtures and fittings are of a high quality. The open-plan lounge and dining area are filled with natural light, enhanced by stylish plantation shutters, creating a bright and airy atmosphere. A modern kitchen features large bench tops, gas cooking, a dishwasher, a large breakfast bar, and plenty of cabinet space. It opens to a dining area and a spacious living area. Reverse-cycle air conditioning provides extra comfort. The master bedroom is a haven of relaxation and is very generous in its dimensions. It boasts its own ensuite, ceiling fan, and built-in robe. The two guest bedrooms are quite spacious and come with built-in robes. The main bathroom is conveniently located to serve all areas of the home and has a separate toilet. Outside, a covered patio, serene garden, and sun-drenched brick-paved courtyard provide the perfect setting for unwinding. A wrap-around grass area and rainwater tank add practicality to the outdoor space. The fully fenced rear of the property ensures safety and convenience, while the front boasts a deck with a sitting area and a double remote lock-up garage with indoor access. Save money with solar panels, solar hot water, and rainwater tanks. This property offers easy access within minutes to the CBD and waterfront of Port Macquarie via the nearby Oxley Highway. •

Plantation shutters throughout • Stunning outdoor area with serene easy care garden and grass • Meticulously maintained, spacious design • Modern kitchen with breakfast bench • Master bedroom with generous dimensions, ensuite • Solar panels and water tank • Remote double garage with internal access • Proximity to St Columba, hospital, shopping centre, university Council Rates: \$2,500 pa Property Age: 12 years Internal Size: 129 sqm Rental Appraisal: \$580 pw IDENTIFICATION MAY BE REQUIRED FOR ENTRY TO ALL OPEN FOR INSPECTIONS