

# 2 Nautical Cove, Port Macquarie, NSW 2444



## Sold House

Thursday, 9 November 2023

2 Nautical Cove, Port Macquarie, NSW 2444

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 738 m2

Type: House



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## Contact agent

Presenting an exceptional family residence with ample living spaces for both relaxation and entertainment. This well-designed home boasts four distinct living areas, including a lounge, kids retreat, combined living and dining space, and a lower-level rumpus room. Ideal for larger families or those who love to host gatherings. The residence is thoughtfully designed to maximize natural light and refreshing cross breezes, particularly on the main living upper level. With four bedrooms and the potential for a fifth, the floor plan is versatile and flexible, spanning across two levels. The main bedroom features a walk-in robe, ensuite, and direct access to an upper-floor outdoor deck. All secondary bedrooms come complete with built-in storage. The lower level offers the option for separate accommodation, perfect for an extended family member seeking privacy and their own living space. Notice the extra-wide hallway, adorned with stunning timber flooring, adding a touch of sophistication to the home. Recently installed, the brand-new kitchen boasts stone benchtops, a breakfast bar, and a gas cooktop. Both bathrooms have been updated to a stunning finish, with the main bathroom featuring a luxurious deep bath for ultimate relaxation. Parking is a breeze with a double garage, workshop space, and a convenient carport, perfect for trailers or boats. Additional side access is a bonus for trade-persons. The well-maintained terraced yard is both low maintenance and offers ample space for a pool, should you desire one. Enjoy reduced electricity bills thanks to the 9.9kw solar panels installed. Storage options abound, including sub-floor storage and a dedicated workshop area. Located a mere 1.2kms from the esteemed Hastings Primary School, this home is perfectly positioned for growing families. Enjoy the convenience of central proximity to both town and beaches.

- Large versatile and flexible family home, well designed
- Four sizeable living areas, two outdoor decks
- Natural light throughout, cross breezes
- Wide hallway, rich stunning timber flooring
- Brand new kitchen, stone benchtops, breakfast bar, gas cooktop
- Main bedroom with ensuite and walk-in robe
- Two bathrooms have been updated with a modern feel and floor to ceiling tiling
- All secondary bedrooms with built-ins
- Double garage plus carport
- Central to town and beaches
- 1.2kms to Hastings Primary School and neighbourhood shops
- Includes 9.9kw solar panels for cheaper electricity, shutters, excellent storage, ethernet cable hardwired in media and rumpus room, LED lights throughout

Property Details: Council Rates: \$3405.00 pa approx. Land Size: 738sqm Rental Potential: \$700-\$720 per week

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