

**217 Matthew Flinders Drive, Port Macquarie, NSW  
2444**



**House For Sale**

Saturday, 16 December 2023

217 Matthew Flinders Drive, Port Macquarie, NSW 2444

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 939 m2**

**Type: House**



Greg Laws

0411440707

## **Auction Onsite Saturday 3rd February @11:30am**

Nestled back on 939m<sup>2</sup> this sprawling 5-bedroom home is the ultimate surprise package! Designed to accommodate the needs of a large family the flexible layout combines two spacious self-contained wings. How's the block size? A rare find so close to the coast. Enjoy the best of coastal living with a leisurely 700mtr stroll to Lighthouse Beach. and only a 350mtr walk from Lighthouse Beach Shopping Village AND Tacking Point Tavern. Positioned at the front of the home is a large light filled lounge room, a private office, and king size master bedroom with access onto outdoors, complete with its own ensuite and walk in robe. Venturing down the hallway discover a further two bedrooms and main bathroom including a bathtub and a separate WC for added convenience. A family sized kitchen and dining area opens up via double doors onto a huge enclosed sunroom, capturing a peaceful and private outlook across a sun-drenched in-ground swimming pool, surrounded by lush green established gardens. North to rear, a gentle sea breeze flows throughout the entire home. Privately located at the rear is a self-contained 2-bedroom wing including a kitchenette, laundry, and light filled living area featuring a soaring ceiling and architectural windows. Ideal for guests, teenagers, or extended family, this versatile domain opens onto its own portion of the backyard. With so much space, loads of character, a double sized block, and fantastic location, this charming property is sure to attract the attention of many. Oh yes, there is even a separate workshop down the back. Contact Greg today to arrange a viewing and start envisioning your future in this "Bigger than Christmas Lighthouse Beach Beauty."

- Great storage, double garage, workshop shed
- RC air con, ceiling fans, 6.6kw solar, new fence
- Lounge room includes timber floors & built in bar
- Established home exuding character & charm
- Feature plantation shutters, north to rear aspect
- Heated swimming pool with new pump and cover
- Sunny backyard with level lawn & established gardens
- Private setting only 700mtr walk to beach
- Near golf courses, 350mtr stroll to shops and Tavern

Rates: \$3,120