

# 23 Marine Parade, Lake Cathie, NSW 2445



## House For Sale

Friday, 3 May 2024

23 Marine Parade, Lake Cathie, NSW 2445

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 500 m2**

**Type: House**



Rohan Lisle

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## Price Guide \$1,200,000 - \$1,300,000

Elevated along the prestigious Marine Parade, this exquisite residence resides within the esteemed Catarina Estate of Lake Cathie, offering a pinnacle of coastal luxury living. Crafted to indulge in the allure of beachside opulence, this home presents an array of amenities tailored for the ultimate coastal lifestyle. Boasting an expansive open-plan layout, a dedicated study nook, and three bedrooms highlighted by a lavish master ensuite, alongside a separate media room, it exudes both comfort and sophistication. The heart of the home lies in its remarkable kitchen, adorned with cascading stone benches, top-of-the-line stainless steel appliances, a walk-in pantry, and an elegant glass door vintec wine fridge and wine rack. Bathed in natural light from its north-facing aspect, the living area seamlessly connects to the rear alfresco space, featuring a heated in-ground plunge pool and a gorgeous myEscape Sapphire Spa for year-round entertainment and relaxation. An abundance of quality features enriches the property, including ducted and zoned air conditioning, lofty ceilings, plantation shutters, ceiling fans, and a comprehensive NBN and internal data wiring system. Outside, the meticulously landscaped grounds boast low-maintenance lawns and gardens and hedging to maximize privacy, gated side access for a caravan, boat or trailer, and a garden shed, ensuring both convenience and aesthetic appeal. Nestled within the coveted Catarina Estate, residents enjoy easy access to essential amenities, including the nearby Woolworths Shopping Complex, Medical Centre, and new Primary School, all just a short 5-minute drive away. For further exploration, the vibrant coastal hub of Port Macquarie beckons approx 15 minute's drive to the north. Wake up to the soothing melody of waves crashing upon the shore, then embark on a leisurely morning stroll, just 270m via walking track will take you directly to the soft sands of Rainbow Beach, alternatively via the picturesque boardwalk that also leads to you Rainbow Beach and Middle Rock, a mere 500m from your doorstep. + Discover luxury in this gorgeous coastal abode+ Just 270m walk to the soft sands of Rainbow Beach+ Premium inclusions, inground swimming pool & Spa+ Two very spacious and private living zones+ An exceptional lifestyle in the Catarina Estate 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.