

# 24 Merrymen Way, Port Macquarie, NSW 2444



## House For Sale

Thursday, 16 May 2024

24 Merrymen Way, Port Macquarie, NSW 2444

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 365 m2**

**Type: House**



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## Price Guide \$640,000 - \$690,000

Rates \$2,700 pa | Land 365 sqm Tucked away in a central locale close to facilities, this Torrens title residence provides a peaceful retreat. Upon entry, be greeted by abundant natural light streaming through wraparound windows, creating an inviting ambience throughout. Experience seamless living with all-level comfort, complete with ducted air conditioning and ceiling fans for year-round comfort. The heart of the home beckons with an open-plan layout, where a radiant kitchen awaits, featuring a unique circular stone bench, perfect for both casual meals and entertaining guests. Hidden away are three well-appointed bedrooms, each with built-in robes for convenient storage. The main bedroom offers its own ensuite for added comfort and a walk-in robe. Additionally, there is a spacious bathroom with a bathtub, along with a separate laundry room, including an additional toilet for practicality. Step outside to your own oasis, where a large covered entertaining area awaits, overlooking a sun-drenched backyard adorned with jumbo lemons and limes. With a double garage providing secure parking and a fully enclosed yard, every detail has been carefully considered for your comfort and ease. Whether you're seeking your next family home, an astute investment opportunity, or downsizing in style, this home ticks every box. Less than 5 minutes away from medical facilities, Charles Sturt University, Port Macquarie Base Hospital, and Lake Innes Village Shopping Village, convenience is at your doorstep. This hidden gem offers exceptional value, ensuring a hassle-free, low-maintenance lifestyle without sacrificing ease or convenience. Don't miss the chance to claim this delightful haven as your own before it disappears! + Hidden gem tucked away for private living + Open plan living with wraparound windows + Large covered outdoor alfresco entertaining + Easy care sunlit backyard laden with fruit trees + Convenient location on the edge of the CBD + Low-maintenance lifestyle or investment 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.