

**25 Arncliffe Avenue, Port Macquarie, NSW 2444**

**Sold House**

Saturday, 6 April 2024

**PERCIVAL**  
PROPERTY

25 Arncliffe Avenue, Port Macquarie, NSW 2444

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Ayla Bailey

0431194876

## Contact agent

A magnificent representation of luxury coastal living, this extensively renovated "as new" residence is a must see to appreciate. Its striking facade instantly catches the eye, while the stunning interior boasts meticulous square set finishes and premium bespoke inclusions throughout. Be welcomed into a spacious foyer where an exquisite American Oak staircase leads to the upstairs. A soaring void with a skylight bathes the entry in natural light. A modern barn door opens to unveil a light and airy open plan area with intricate wall panels and divider accented by vertical slats. Architectural fluted lighting, as seen on "The Block", enriches the textures of natural materials. Full height custom doors, rectified Italian porcelain tiles, high ceilings, linen sheers, and extensive storage featuring handcrafted oak handles add further appeal. Explore a stylish bathroom and laundry lined in stone and matte black Nero fixtures. The expansive dining area seamlessly connects to a welcoming family room that can easily be converted to a fifth bedroom. A state-of-the-art luxury kitchen, the hero piece, features warm oak cabinetry, designer pantry, stainless workbench, concealed storage, and a huge Italian travertine stone island harmonising with a curved tiled backsplash. The living area showcases an oak recess, industrial ceiling fan, and well-placed windows and louvers to capture light, breeze, and views. Sliding screened stacker doors open fully onto alfresco and a sunlit north-aspect backyard. This lush green oasis captures magnificent sunsets and picturesque views across the CBD and tree-lined district. Upstairs discover a 3-seat custom study, air-conditioned master suite with his and her walk-in robes and a stunning ensuite. Three additional queen-sized bedrooms featuring floor-to-ceiling robes, sharing a luxurious bathroom with a freestanding bathtub. Each bathroom vanity features reclaimed timbers from the original home, adding a touch of history to this modern masterpiece. The front courtyard provides extra parking with approved enclosure options and an oversized tandem garage with workshop space. Situated close to dog-friendly Rocky Beach, Nobbys Beach, Flynn's Beach, shops, cafes, and CBD, this property offers a lifestyle that is truly unparalleled. NOTE: This property has too many features to note in the advertising, please make an email enquiry to see a detailed list of inclusions.