

# 30 Birchwood Court, Port Macquarie, NSW 2444

## House For Sale

Tuesday, 7 May 2024



30 Birchwood Court, Port Macquarie, NSW 2444

**Bedrooms: 4**

**Bathrooms: 3**

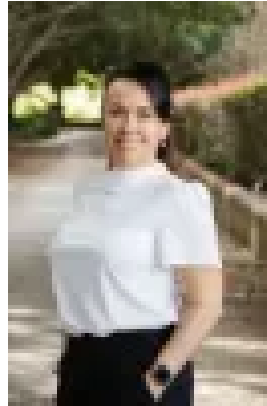
**Parkings: 3**

**Area: 650 m2**

**Type: House**



Geoff Woodham  
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## Contact Agent

Nestled in the serene Crestwood area, 30 Birchwood Court offers a spacious and modern living space with an array of convenient features. As you approach, you're greeted by stairs leading to the front entrance, enhancing the home's elevated charm. The double garage downstairs provides ample space for vehicles, with additional storage and a workshop area for hobbyists. Key Features:- Spacious 4-bedroom, 3-bathroom- 2 studies/offices ideal for remote work or study- Media room for entertainment- Saltwater Pool- Workshop area and extra-high double lock-up garage suitable for caravan storage- Built in 2020- 6.6kw solar panels for sustainable living- Ducted air conditioning for year-round comfort- Understair storage and extra storage room/workshop- Low maintenance landscaping- Wide entry door way- Fully fenced property for privacy and security- Concrete driveway

Inside, the home exudes contemporary comfort, boasting vinyl flooring, plantation shutters, and LED lighting throughout. The open-plan layout seamlessly integrates the lounge, dining, and kitchen areas, providing a perfect setting for gatherings and everyday living. The kitchen is a chef's delight, featuring a 900mm oven with pyrolytic function, an induction cooktop, dishwasher, and a butler's pantry for added convenience. Entertaining is a breeze with the outdoor alfresco area, tiled for easy maintenance, overlooking the inviting pool. The pool offers a refreshing retreat with its 1500mm deep end and 900mm shallow end, perfect for relaxing or cooling off on hot days. The home comprises four generously sized bedrooms, all equipped with built-in wardrobes and ceiling fans for comfort. The main bedroom boasts a walk-in robe and ensuite, while the other bedrooms share access to a well-appointed bathroom with a bath and shower. With two additional studies/offices, there's plenty of space for work or study from home. Convenient features such as a laundry with outdoor access, additional toilet, concreted outdoor area, clothesline, and storage throughout the hallway ensure practicality and ease of living. Immaculately presented and thoughtfully designed, this home offers the perfect blend of modern living and functionality, making it an ideal choice for families or those seeking a relaxed lifestyle in a sought-after location. Located 4.6km to water views over Lighthouse Beach, where you can enjoy ocean breezes and relaxing beach walks. \*\* INSPECTIONS BY APPOINTMENT ONLY

\*\*Contact Geoff Woodham and the NPB Team today to arrange a private inspection of this stunning home. Geoff Woodham: 0421 038 633 NPB Office: 0447 020 742 Council Rates, approximately: \$716.00 per quarter Rental Return, approximately: \$800 - \$850 per week Conveniently located, approximately:- 3km to Emerald Downs Golf Course- 3.2km to Lighthouse Plaza and Tacking Point Tavern- 3.4km to Port Macquarie Golf Course- 3.6km to Tacking Point Public School- 5.1km to Lighthouse Beach- 7.3km to Port Macquarie Base Hospital- 7.5km to Port Macquarie CBD- 10.4km to Port Macquarie Airport- 15.2km to Lake Cathie

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