

# 30 Eliza Circuit, Port Macquarie, NSW 2444

## House For Sale

Friday, 2 February 2024

**PERCIVAL**  
PROPERTY

30 Eliza Circuit, Port Macquarie, NSW 2444

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 520 m2**

**Type: House**



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## Guide \$720,000-\$750,000

Nestled perfectly in the heart of Annabella Downs, this level living haven invites you to experience effortless coastal living. Exuding a quiet charm that blends modern comforts with classic allure, the floor plan that unfolds as you step inside is ideal for first home buyers, young families or down sizers wanting their own space without the lifestyle restrictions of a villa or townhouse. Set on 520sqm block, only a three minute drive from Lake Innes Village Shopping Centre, Charles Sturt University and Port Macquarie Base Hospital, this home seamlessly blends lifestyle and investment potential. Currently tenanted until the end of February 2024, its proximity to amenities and ease of access to Port Macquarie's CBD, Hastings River waterfront and beaches are a winning combination. The light filled living area unfolds into an open plan, incorporating a modern kitchen, complete with gas bench top cooking, under bench oven, dishwasher and generous storage, a dining zone with easy care floating floor underfoot, and a generous lounge with a slow combustion wood fire that imparts a warm and inviting ambience. Opening onto a covered patio, the covered outdoor entertaining options extend to an oversized carport with pergola, offering convenient drive-through access from the double garage. Whether utilised for storage of boat and/or trailer, covered play area or an alfresco lounge and dining option, this value adding enhancement has so many applications. The comfort of ducted heating and cooling ensures year-round climate control, while ceiling fans are ideal for mild days. In the master bedroom, a walk-through robe provides a seamless connection to the two-way bathroom. The toilet, discreetly separate, adds a touch of convenience, and an additional toilet in the laundry enhances practicality. Two additional bedrooms, each with built-in robes, offer a comfortable retreat. Embrace the established charm of Annabella Downs - a canvas for a life well-lived, in a home crafted for comfort and located for convenience.