

# 32 The Mainsail, Port Macquarie, NSW 2444



## Sold House

Saturday, 19 August 2023

32 The Mainsail, Port Macquarie, NSW 2444

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 1210 m2

Type: House



Abby Koch

0488762600

## Contact agent

Rates \$3,410 pa | Land 1,210 sqm Rental Appraisal \$660 - \$680 per week Attention Builders, Tradies, Investors & Families. This property will blow your boots off! Privately tucked away behind a fully fenced enclosure uncovers a sprawling 5-bedroom home, sun-drenched swimming pool, garage, extensive parking, and unlimited storage. All secure, this is the perfect set-up for a tradesperson, builder, hobbyist, or car enthusiast. Two large level blocks, each with their own title, are being offered as one parcel. The total land size equates to 1210m<sup>2</sup>. Now that opens some doors! Forward thinkers - imagine the possibilities with a lot of this size in such a handy location, within 3kms of Port Macquarie's thriving CBD. The benefits are numerous including wide frontage, easy access, and a sunny north-facing aspect, just to name a few. Just when you thought it couldn't get any better, let's talk about the home itself. Beautifully maintained with two spacious wings combining five bedrooms, including a private ensuite master bedroom and four generous bedrooms serviced by two additional bathrooms. This vast domain has the potential for rental income and is ideal for accommodating an extended family (particularly teenagers with its own access point from the backyard). A modern galley kitchen sits at the heart of the home, hosting a roomy lounge and dining area opening onto the poolside at the front and a wrap-around entertaining area at the rear. For year-round comfort, there is reverse cycle air conditioning, a cosy wood fire, and ceiling fans in all bedrooms. Furthermore, is the world's biggest laundry and a well-appointed family room, a versatile space suitable for multiple purposes. A lush level lawn, established gardens, two outdoor gazebos, garden sheds, and a super cool cubby house complete this outstanding property. This location is a beauty - only a 450m stroll to the local shops, 1.5km to St Joseph's Primary School, less than 2kms to Settlement City Shopping Centre, and within 4km to Town Beach. Winner! Guaranteed, you won't find another like this one, so lock it in Eddie before it gets snapped up! + Spacious, versatile, huge potential + Well-cared for 5 bedroom home on 1210m<sup>2</sup> + Multiple living areas, 3 bathrooms, modern kitchen + Sun-drenched swimming pool, outdoor entertaining + Extensive indoor and outdoor storage, level lawn + Secure garage/work shed, large parking area + Proximity to shops, schools, medical, eateries + Two separate title blocks being sold as one parcel 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.