

# 35 Meares Circuit, Thrumster, NSW 2444

## Sold House

Wednesday, 27 September 2023

35 Meares Circuit, Thrumster, NSW 2444

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 729 m2**

**Type: House**



Greg Bates

0418112025

## Contact agent

Experience the ultimate in luxury living in this impeccably presented and thoughtfully designed 4-bedroom home. Prepare to be amazed by its striking façade, exceptional craftsmanship and seamless flow from indoors onto outdoors. Upon entering, you'll be immediately captivated by the meticulous attention to detail throughout. High ceilings with characteristic cornicing exude sophistication while creating an open and airy atmosphere. Elegant pendant lighting adds to the welcoming feel. At the front of the home sits a restful lounge room, the perfect spot to bask in the winter sun with a cuppa and book. The heart of the home, a state-of-the-art kitchen, overlooks a serene courtyard with a tranquil water feature. It boasts a freestanding stainless steel Smeg cooktop & oven, a sleek waterfall edge stone island, expanse of streamlined cabinetry, and a walk-in butler's pantry. Adding a touch of artistic flair, a feature wave splashback completes this culinary haven. An inviting open plan living and dining area is bathed in natural light, thanks to strategically placed windows and sliding doors that fully open onto alfresco entertaining. Whether you're hosting guests or enjoying a quiet evening at home with loved ones, this space is perfect for creating cherished moments. Furthermore, is a handy study nook. Retreat to the master suite, your own private oasis, providing direct access to outdoors, a stylish ensuite, and a walk-in robe. The three-bedroom wing at the rear provides ample space for family or guests, with one bedroom seamlessly connecting to the outdoor area. The elegant main bathroom offers a deluxe bathtub for ultimate relaxation. Designed with comfort and convenience in mind, there is ducted-zoned air conditioning and coastal rated ceiling fans throughout. Additionally, side access to a securely fenced backyard presents the opportunity to create your own personal oasis by adding a swimming pool. In addition is a garden shed and double remote garage with access to indoors. Low-maintenance, drought-tolerant gardens add a touch of greenery and enhance the overall beauty of the property. Conveniently located just 1.8kms to the Sovereign Town Centre and approximately 10kms into Port Macquarie's vibrant CBD, this home offers the perfect balance between peaceful living and easy access to amenities. Surrounded by nature reserve, you'll have the opportunity to embrace the scenic beauty of outdoors at your doorstep. With the Pacific Highway and Oxley Highway just minutes away, endless adventures await. Contact Greg today to arrange a viewing and discover the uniqueness of this stunning home.

Property Descriptions - Craftsman built home with flawless layout - Seamless transition from indoors to outdoors - State-of-the-art luxury kitchen with waterfall edge island - Open plan living and dining area flows onto alfresco - Master suite with outdoor access and stylish ensuite - Ducted air conditioning, ceiling fans, side access - Smeg appliances, walk in pantry, excellent storage - Sun-drenched backyard, drought resistant coastal gardens - Easy access to amenities & nature reserve surroundings

Property Details Council Rates: \$2,890 p/a approx. Land Size: 729 m<sup>2</sup> Rental Potential: \$700 - \$725 approx

The information contained in the advertising of this property is not based on any independent enquiries or knowledge of the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.