

# 44 Point Circuit, North Arm Cove, NSW 2324

CENTURY 21

## House For Sale

Friday, 10 May 2024

44 Point Circuit, North Arm Cove, NSW 2324

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1420 m2

Type: House



Ivy Stevenson  
0249972554



Bryan Stevenson  
0419384569

## New to Market

North Arm Cove - A stunning hidden piece of waterside paradise on the northern shores of Port Stephens. Just 2 hours drive north on the M1 from Sydney makes this an ideal weekend escape destination, where the stresses of the working week will just melt away. Awake to the stunning blue water views of Sirius Bay overlooking the Port Stephens harbour. You can see straight over to Soldiers Point Marina without even leaving the bed, while contemplating a quick boat trip to the Marina & The Deck Cafe, Restaurant & Bar for breakfast. Or plan a lazy day on your balcony, reading a book and enjoying a coffee while taking in the view. Afterward walk down to your very own waterfrontage and cool off with a quick dip in the water. Or maybe you want to work on your boat that is moored just a few metres away from your garden. Whatever your preference, the magical Port Stephens Harbour is at your beck and call, lapping at your back lawn and tempting you to get out and enjoy. This is a meticulously updated home, on a large parcel of land featuring over 29m of waterfrontage. The upper level entry welcomes you into the open plan living and dining space with sublime water views, with sliding doors to a large open air balcony where you can just soak up the ambient that the natural surrounds provide. This level is where you also find the modern kitchen with huge island & those same views, and there are two bedrooms as well as the main bathroom. Moving to the lower level is the huge Master Bedroom; with this level lending itself to being a Master Retreat. The bedroom has a walk in closet, and the most amazing view straight across to Soldiers Point on the southern shore of Port Stephens. Open the doors to walk out onto the second balcony and soak in the morning sun while taking in the view. There are stairs to connect you to the gardens, with a path that winds down to the waterway with private slipway. On this lower level is the second bathroom and laundry, as well as a second living area and an artist's studio/ office also with access to the deck and enjoys those same water views. Outside there are terraced landscaped gardens planted out with natives for low maintenance & privacy. As you follow the path to the water, pass by the viewing pavilion complete - a perfect spot to enjoy a glass of wine at the end of the day. At the water's edge there is a concrete slipway with an electric winch for the boating enthusiast, and nearly 30m of grassy verge - a great spot to relax by the water's edge. Every day here would be like holidaying at a coastal resort - but this could be all yours to use anytime. The deep frontage is tailor-made for those owning larger vessels, offering a safe mooring right at your backdoor. Power and water connect all the way down to the waterfront. There is more - A single garage with a concept plan in place to convert to another workplace/studio; double carport, plantation shutters, air conditioning, 9kw solar array, entry deck & formal entrance, modern kitchen with island and stone benchtops & a mud-room; under-house storage and additional shed space - the list goes on. Renovated and finished to the highest quality; this is an absolute must-see.