

**44 Shelly Beach Road, Port Macquarie, NSW 2444**

**Sold House**

Friday, 19 April 2024



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**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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## Contact agent

Set in one of Port Macquarie's most sought-after, beachside suburbs this elevated, family home is set over two levels and is ideal for growing families with a versatile floor plan to suit all arrangements. Living in this incredible location, you'll be able to enjoy some of the best, local surf spots, beach cafes and restaurants, parks and a plethora of coastal walks all right on your doorstep. Behind the striking façade and established gardens, you will discover a generous floor plan with something to suit everyone. For those wanting space, there are multiple living areas including formal and informal dining areas, a casual living or sitting room and a sundrenched family room with picture windows and brand-new flooring on the lower level. The kitchen is central and has been modernised with a neutral palette boasting a walk-in pantry, stainless steel appliances and plenty of storage. From the kitchen, you overlook the rear, paved entertaining area which is an expansive, covered space for year-round use that is framed by low maintenance, tropical gardens. This main level accommodates two of the four bedrooms plus a third bathroom and internal laundry. The master bedroom, with an ensuite bathroom and walk-in-robe has a north facing, glass sliding door that opens to a tiled patio that overlooks the family sized, in-ground pool, the perfect space to enjoy a morning coffee or watch the kids splash about. Upstairs, on the upper level, there is a large living area or teenage retreat and two more, generous bedrooms that are both serviced by a large, main bathroom with floor to ceiling tiles. This home just keeps on giving from start to finish. With the design, quality and numerous extras this unique property has, we present you with a home that celebrates beachside living and a private sanctuary like nothing else you will have seen. Additional features include:-  
- Large, lined double garage with extra high ceilings  
- Fully fenced, private outdoor areas  
- Stunning, inground swimming pool  
- Tropical gardens providing relaxation and privacy  
- Gas bayonets for heating  
- Attic storage