

# 45 Stanley Drive, Beechwood, NSW 2446



## House For Sale

Tuesday, 12 March 2024

45 Stanley Drive, Beechwood, NSW 2446

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 4097 m2

Type: House



Matt King  
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Logan Taffe  
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## **Auction 13th April, 10:30am Onsite**

Welcome to 45 Stanley Drive, Beechwood, a slice of paradise awaiting your arrival. Built in 2018 on a sprawling 1.012-acre plot (4097m<sup>2</sup>), this home offers a blend of modern luxury and country charm. Convenience meets sustainability with mains sewer and town water connectivity, just 25 minutes from Port Macquarie CBD and a mere 10 minutes from Wauchope CBD. Harness the power of the sun with a 5kw inverter solar system boasting 18 panels, complemented by a 3,000L underground water tank for eco-friendly living. Indulge in the ultimate workshop experience within the 15m X 8m 3-bay shed, complete with double power points in each bay and a separate switchboard outlet. Inside, discover a haven of comfort and style, featuring a custom-built soft-close timber entrance door, solar hot water, and air conditioning throughout. Entertain effortlessly in the open-plan kitchen, equipped with a 5-burner gas stove top, subway tile splashback, and LED under-cabinet lighting. Unwind by the fireplace on polished concrete floors, or retreat to one of four spacious bedrooms, each adorned with built-in wardrobes and ceiling fans. Luxuriate in the floor-to-ceiling tiles of the ensuite and bathroom, basking in the natural light that floods through shuttered windows. A mezzanine floor provides ample storage above the kitchen and laundry space, while outdoor amenities include a round chlorine plunge pool, outdoor shower, and a bespoke pizza oven by 'The Fire Brick Co', accompanied by an inbuilt Matador BBQ. Your dream lifestyle awaits at 45 Stanley Drive. Contact Matt King and Logan Taffe today to embark on your journey to blissful living.

Built in 2018- 5kw inverter solar system equipped with 18 panels- Ducted and split system air conditioning- Polished concrete floor- 5 Burner gas stove- 15m x 8m 3 bay shed- Solar hot water- Plunge pool- 25 minutes to Port Macquarie CBD  
Property Details: Council Rates: \$2700 pa Land Size: 4097sqm Rental Potential: \$950-\$1000 per week  
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