

# 5 Yarralumla Parade, Port Macquarie, NSW 2444



## House For Sale

Saturday, 4 May 2024

5 Yarralumla Parade, Port Macquarie, NSW 2444

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 576 m2**

**Type: House**



Rohan Lisle

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## Price Guide \$865,000 - \$905,000

Step into a realm of modern sophistication and unparalleled convenience with this gorgeous property. Nestled within a thriving Sovereign Hills precinct, surrounded by premium residences, and boasting proximity to essential amenities such as a new Sovereign Place shopping centre, childcare facilities, St Joseph's regional school, parks, and service centre, this property encapsulates contemporary living at its finest. Designed to cater to diverse buyer preferences, this home presents 2.550 ceilings height throughout and multiple living spaces to accommodate various lifestyle needs. A meticulously crafted soundproof media room, centrally positioned with private cavity sliding doors and ample wall space for a theatre screen TV, ensures an immersive entertainment experience. The expansive open-plan living, dining, and kitchen areas bask in natural light thanks to the sought-after northerly aspect, seamlessly extending to a covered patio and sprawling green yard. Set on a level 576sqm block, there's ample space for a pool without compromising on the property's footprint. Side-access, two garden sheds, and an oversized 7m wide car garage, equipped with ducted air-conditioning, offer abundant storage options and potential for additional functionality. Crafted to impeccable standards by McDonald Jones Homes, this property boasts steel frames and is fitted with a 5.5kWh solar hot water and electricity system, along with a four-zone ducted air conditioning for year-round climate control. At the heart of the home lies a refined kitchen exuding elegance, featuring 40mm stone benchtops with waterfall edge, a state-of-the-art butler's pantry with a sink, and a substantial 900mm gas cooktop and electric oven. The luxurious master bedroom enjoys its own ensuite, walk-in robe, and glass sliding doors leading to a serene rear patio, perfect for enjoying morning coffee in privacy. Three additional bedrooms, thoughtfully positioned towards the front of the home, all offer built-in robes and access to the central main bathroom. A convenient extra toilet is situated in the laundry room. From front to back, this stunning contemporary residence in the esteemed Sovereign Hills estate offers a turnkey solution without the hassle of construction. + Gorgeous single level McDonald Jones Home+ 2.550m ceilings and ducted air conditioning+ Private north facing block with side access+ Two very spacious and private living zones+ Within 1km to daycare, school and shoppingDisclaimer: 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.