

# 55 Clifton Drive, Port Macquarie, NSW 2444

## House For Sale

Monday, 15 April 2024



55 Clifton Drive, Port Macquarie, NSW 2444

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 783 m2**

**Type: House**



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## Guide \$870,000 - \$890,000

Nestled on a generous 783m<sup>2</sup> block and centrally located yet secluded in its own sanctuary, just wait until you see the magnificent panoramic views spanning across the tree-lined district backdrop of the Hastings Hinterland and Bago Mountain. A major bonus is the 4m wide side access leading to a spacious backyard, catering to those in need of extra parking, also providing potential for the addition of a granny flat, work shed, or swimming pool. This blank canvas offers a multitude of possibilities (STCA). The ground floor comprises a large foyer entry, living room, a well-appointed bedroom with built-in robes, powder room, and a laundry located at the rear of a double garage which includes a shower. This multi-purpose domain is ideal for a teenager's retreat, guest suite, or a private work from home space. There is further potential to create a fully self-contained area if desired. (STCA). Extending onto a timber deck and patio housing a luxury 8-person spa, from here you step down to a fully fenced secluded backyard, a lush green family-friendly space equipped with a 3000-liter rainwater tank connecting to the house and a lockable garden shed. On the upper level discover a spotless kitchen featuring quality Smeg appliances and a combined living and dining zone opening up to a broad balcony, the perfect spot to relax with a beverage gazing at the incredible sunsets. Enjoy year-round entertaining with modern zip-lock blinds, providing additional privacy and climate control. Elevated capturing a coastal breeze, for additional comfort there is reverse cycle air-conditioning. The master bedroom boasts a generous ensuite, walk-in robe, and its own balcony, while a second bedroom is serviced by a spacious main bathroom with a deep corner bathtub. Enjoy the convenience of bus transport at the doorstep, 600m to the local store, nearby medical centres, daycare facilities, Settlers Inn Bistro, quality schools, and Settlement City Shopping Centre. The CBD, Business Centre, and Town Beach are all within a 5km radius, an ideal location for practicality and recreation. Panoramic vistas, flexible living spaces, a backyard oasis, and huge potential for future endeavours await your discovery. **DISCLAIMER:** The information contained in the advertising and or information of this property supplied is not based on any independent enquiries or knowledge of the agents, and the vendor and agents expressly disclaim any liability arising therefrom.