

# 63 Hollingworth Street, Port Macquarie, NSW 2444



## House For Sale

Monday, 22 April 2024

63 Hollingworth Street, Port Macquarie, NSW 2444

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 3**

**Area: 569 m2**

**Type: House**



Abby Koch

0488762600

## Price Guide \$1,020,000 - \$1,070,000

Rates \$2,900 pa | Land 569 sqm Rental Appraisal \$640 - \$660 per week

Overflowing with character and charm, 63 Hollingworth Street is a rare find not to be missed! Nestled on a 569 sqm block in the heart of town, this captivating home offers a lifestyle of comfort and sophistication. As you step inside, you'll be greeted by a spacious living area and balcony boasting a coveted north-east aspect, perfect for capturing the morning sun and overlooking the serene reserve. At the heart of the home, the modern kitchen beckons your inner chef to create culinary masterpieces with its sleek stone bench tops, soft-close cabinetry, and premium appliances, including an electric cooktop and dishwasher. Your comfort is paramount here, with ducted air-conditioning and ceiling fans ensuring the perfect ambience all year round. And let's not forget the little touches of luxury, including plantation shutters and Tallowwood flooring throughout. The spacious master bedroom features a generous walk-in robe and ensuite, while two additional bedrooms offer built-in robes for convenience. The large main bathroom boasts a shower, a deep bathtub, and elegant floor-to-ceiling tiles. Entertaining becomes effortless with the expansive sunroom, boasting a handy kitchenette. Whether a summer barbecue or a cozy winter gathering, this space promises endless memories and laughter. Step outside to discover your own private oasis - a meticulously landscaped garden and covered outdoor entertaining area invite you to unwind and connect with nature. And for the adventurers among us, side access leads to a shed and tall carport, ready to house your cherished van, trailer or boat. But the surprises don't end there. Venture downstairs to discover the ultimate man cave - a sprawling space complete with multi-vehicle garaging, a workshop, excellent storage, and even an extra bathroom. Fitted with windows, fans, and air-conditioning, it's a haven for tinkering, creating, or simply escaping the world for a while. With additional features like a European laundry, generous linen cupboards, solar panels, and solar hot water, this home effortlessly blends modern convenience with energy efficiency. And what about the unbeatable location? Situated just a stone's throw away from the CBD, riverfront, shops, and cafes, every convenience is at your fingertips. Truly one-of-a-kind with luxurious features and abundance of space, this property is a gem that won't last long! Don't let this opportunity slip away - contact us today to secure your slice of paradise.

+ Spacious living area & balcony with coveted north-east aspect  
+ Modern kitchen with stone benches, soft-close cabinets, electric cooktop  
+ Tallowwood flooring, plantation shutters, ducted air-con & fans  
+ Dream man cave, workshop, side access, additional shed, solar panels  
+ Huge sunroom, covered outdoor entertaining, ensuite master bedroom  
+ Walking distance to CBD, riverfront, shops & cafes

Disclaimer: 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.