

7 Verbena Avenue, Port Macquarie, NSW 2444



House For Sale

Tuesday, 12 March 2024

7 Verbena Avenue, Port Macquarie, NSW 2444

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 612 m2

Type: House



Chris Koch
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Abby Koch
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\$950,000

Rates \$3,300 pa | Land 612 sqm For more than half a century this cherished home has remained a haven of joy - filled with treasured memories. Its elevated north-to-rear aspect embraces a coastal breeze and panoramic views across the tree-lined district, with the ocean as a stunning backdrop. Be greeted by vibrant gardens and a charming porch that opens into a warm and inviting interior exuding character. Discover a spacious formal lounge and dining area that connects to a timeless kitchen and comfortable living space, including a cosy wood fire. An expanse of windows provides sweeping views. An outdoor sitting balcony is the perfect spot to enjoy your morning coffee with the ultimate outlook. The property boasts three generous bedrooms, including a master bedroom with a walk-in robe and balcony access, all serviced by a modern 3-way bathroom featuring stylish accent tiles. There is also ducted air-conditioning installed for additional comfort. On the lower level is a versatile area encompassing a bathroom, laundry facilities, and a sprawling rumpus/games room. This leads to a timber-ceilinged outdoor entertaining area equipped with a built-in BBQ and range hood - an ideal space for hosting relaxed family gatherings. Ample storage solutions include an under-house area for garden tools, a double garage with additional storage space, and a hobby room that can double as a workshop or home office. With indoor and outdoor access, there is great potential to convert downstairs into a fully self-contained domain for extended family members, guests, or potential rental income (STCA). Outdoors, a sun-soaked terrace descends to a secluded backyard featuring a lush, level lawn and thriving native and tropical gardens. The greenhouse is a treasure trove for gardening enthusiasts, reflecting the owners' passion for nurturing nature. Situated in a house-proud street in Transit Hill, this property falls within the catchment area of Hastings Public School and provides convenience to Waiora Shopping Village, Shelly Beach, Rainforest Cafe, and scenic coastal trails - all within 5kms from the CBD. Meticulously constructed and preserved with pride, embrace the opportunity to begin your story in this cherished family haven. Schedule a viewing and explore this timeless treasure's endless possibilities. + Lovingly maintained home in idyllic setting + Elevated north-to-rear aspect with coastal views + Formal lounge-dining room, casual meals, living + Ocean view balcony connects to the master suite + Ducted air-con, cosy wood fire, modern bathroom + Charming timber kitchen with quality appliances + Huge downstairs rumpus opens onto entertaining + Private backyard with lush lawn & vibrant gardens 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.