

# 70 Settlement Point Road, Port Macquarie, NSW 2444

## House For Sale

Saturday, 13 April 2024

70 Settlement Point Road, Port Macquarie, NSW 2444

**Bedrooms: 4**

**Bathrooms: 2**

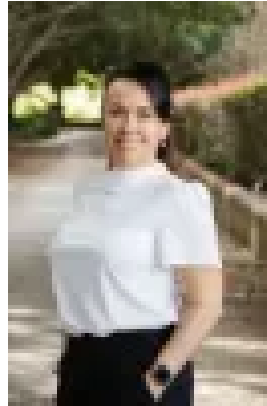
**Parkings: 3**

**Area: 680 m2**

**Type: House**



Paul Loughland  
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Arcadia Loughland  
0408301970

## Contact Agent

Welcome to your dream coastal retreat! Nestled amidst stunning coastal scenery, this light filled stunning two-story brick home offers the epitome of luxury living with its breathtaking water views from nearly every room of the stunning Hastings River. This home comes with the furniture currently in the property which offers many options for either your own personal home, holiday property or even a holiday rental to generate some income. Step inside and be greeted by abundant natural light dancing through every corner with expansive windows and open living spaces, the property is complemented by quality inclusions throughout. There is even a bar area, perfect for entertaining guests or purely enjoying it yourself. For cooking enthusiasts, the kitchen stands as a haven with the ultimate river views. Stone bench tops, quality appliances and bar stool space...a layout that would delight any would be chef. Boasting four generous bedrooms with built-in robes and two bathrooms plus an extra toilet, this spacious abode provides ample room for the entire family to spread out and enjoy. Relax and unwind on the wrap-around deck, where you can soak up the sunshine and savour the tranquil river vistas. With air conditioning ensuring year-round comfort, this home truly offers the ultimate in coastal living. Downstairs is ideal for a games room or teenage retreat. A large fully secure garage with a hot/cold shower to rinse off from your river swim. Key Features:- 2 Story brick spacious home with amazing river water views- 4 Bedrooms, 2 bathroom plus another separate toilet. Main with walk-in robe and ensuite- Study/Parent retreat off the main bedroom- Downstairs games room/teenage retreat- Separate bathroom with another separate toilet off staircase- Combined open plan lounge, kitchen, dining, bar area- Stone benchtop in kitchen- Timber flooring throughout, carpeted bedrooms- Secure storage downstairs with hot/cold shower located at the rear of the garage- Wrap around deck with stunning views- Kitchen & bar area renovated - Air Conditioning and fans throughout Don't miss your chance to make this riverfront oasis your own - enquire now and start living the lifestyle you've always dreamed of! Call Paul Loughland 0402 639 265 or one of the NPB Team today! Council Rates, approximately: \$875 per quarter Rental Return, approximately: \$1,000 - \$1,100 per week Located conveniently, approximately:- 1.1km to Settlement Point Reserve- 1.7km to Settlement City Shopping Centre - 2.3km to McInherney Park- 2.3km to Boat Ramps to the Hastings River- 3.3km to Westport Public School- 3.4km to Port Macquarie CBD- 4.1km to Town Beach- 5.9km to Port Macquarie Base Hospital- 5.9km to Port Macquarie Airport

**DISCLAIMER:** The information contained in the advertising of this property is not based on any independent enquiries or knowledge of the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.