

9 Mahogany Hill, Port Macquarie, NSW 2444



House For Sale

Thursday, 16 May 2024

9 Mahogany Hill, Port Macquarie, NSW 2444

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 1000 m2

Type: House



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Auction 8th June, 12:30pm Onsite

Refined elegance, country charm and a modern vibe are what you will find in this significant family home, beautifully detailed inside and out. Its excellent street presence is enhanced by the property's quiet setting, with low traffic and only one entry/exit to the estate. This leafy, picturesque pocket of Port Macquarie is just 2 kms from the CBD and a mere 420 meters to Bellangry Park. Nestled on a large 1,000 sqm block within the exclusive, tree-lined Mahogany Hill estate, this residence offers the perfect blend of tranquility and convenience. The layout is versatile, featuring 4 bedrooms plus a study or a potential 5th bedroom. The expansive floor plan includes three interior living areas, ranging from formal to casual, plus a dedicated dining space. Step inside to find a home bathed in natural light, with plenty of windows and new carpets throughout. The large covered outdoor area overlooks a stunning, extra-large kidney-shaped inground pool, set in a private yard with a harmonious blend of tropical and native vegetation. Ideal for entertaining or simply relaxing, this outdoor space is a true highlight. The modern granite transformation kitchen combines beautifully with the timber carpentry and includes a breakfast bar. The spacious primary bedroom offers a walk-in robe and ensuite, while a handy three-way main bathroom and third toilet in the laundry add extra convenience. Stay comfortable year-round with split cycle air conditioning on the lower level and ducted air conditioning upstairs. Additional features include solar electricity, ceiling fans, and a combustion fire in the formal lounge for cozy winter evenings. The spacious double garage comes with a handy storeroom that could serve as a wine cellar or craft room. For outdoor enthusiasts, there's side access parking for a trailer or van. Experience the many family lifestyle advantages this charming home offers. With its blend of refined elegance, ample space and prime location, it's the perfect setting for your next chapter. Pest and building reports are available to all interested buyers.

- Exclusive estate, 1,000sqm
- Treelined quiet pocket, light traffic
- 2kms to CBD, 420m to park
- Sun drenched natural interiors
- Versatile floorplan, 3 living areas
- 4 beds plus study or 5 bedrooms
- Primary bedroom with walk-in robe and ensuite
- Three-way main bathroom
- Air conditioned, combustion fire, solar electricity
- Large covered outdoor, oversized in-ground pool
- Spacious double garage, with storeroom or cellar
- New carpets, third toilet in laundry, ceiling fans
- Side access to park small boat, van or trailer
- Pest/Building Reports available

Property Details: Council Rates: \$3,000 pa approx. Land Size: 1,000 sqm Rental Potential: \$780 - \$820 per week

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