

**94 Granite Street, Port Macquarie, NSW 2444**

**House For Sale**

Saturday, 11 May 2024

**hem**

94 Granite Street, Port Macquarie, NSW 2444

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 613 m2**

**Type: House**



Andrew Meldrum  
0401408087



Naomi Hunter  
0265837733

## Price Guide \$780,000 to \$820,000

With a relaxed treelined outlook, from a surprisingly elevated position, this home presents a layout that offers versatility and space. Set across two levels, you enter the home through a landscaped garden, via double doors into spacious living. Polished porcelain tiles help to add to the light and bright feel of this part of the home, that then flows into your dining and kitchen space. Recently renovated, the kitchen is flooded with natural light from a large window that takes in the treelined outlook. Generous blends of bench space, storage and a good size fridge spot offer a fabulous space to create your most favourite meals. An easy flow through the dining space and into the outdoors, adds to the ambience. An enormous, covered deck extends direct from the kitchen/dining area. Usable regardless of the weather, the deck showcases all the attributes that indoor/outdoor living offers in our temperate climate, whilst taking in the relaxing outlook. Back inside, on the main level, two bedrooms and the study feature built-in robes. At a pinch, the study could be converted into a single third bedroom. A modernised main bathroom (separate W/C) services this floor. The second level moves downstairs and presents a surprising combination of third and fourth bedrooms, with ensuite and a second all-encompassing living area. The current owner has been using this combination as separate accommodation with its own access. A lush hideaway awaits outside in the backyard with a sparkling inground pool for summer or warm up in winter with the separate spa. Positioned in Hastings Primary School zone, just two and a half kilometres from the CBD and only one and a half kilometres to Flynn's Beach, this versatile home is a one of a kind in this price range. Don't delay make your appointment to view, today.