

**12/91 Ruins Way, Port Macquarie, NSW 2444**

**Hibbard**<sup>of NSW</sup>**Homes**

**House For Sale**

Wednesday, 19 June 2024

12/91 Ruins Way, Port Macquarie, NSW 2444

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 217 m2**

**Type: House**



Greg Anderson

1300726337

**\$849,000**

This two-storey family residence is designed with a thoughtful layout that caters to both privacy and communal living. On the lower level, there is ample space for parents to unwind and relax. Upstairs, you'll find three bedrooms, providing flexibility to use one as an additional living area if desired. The expansive main bathroom is conveniently located on this floor, complemented by a separate toilet and basin downstairs for guests' ease. The master bedroom suite boasts a walk-in robe and ensuite for added comfort and convenience. The kitchen is a standout feature, featuring sleek stone benchtops and positioned to overlook the spacious living and dining areas. It's strategically placed near the laundry and a walk-in pantry for practicality. Opening seamlessly from the dining area is a covered alfresco space, extending into a landscaped and fenced backyard, perfect for outdoor enjoyment and entertaining. Fostering a friendly and welcoming atmosphere there is a communal BBQ area and ample space for the entire family to enjoy in a safe and secure environment. It provides a sanctuary that perfectly complements its convenient proximity to esteemed schools, Lake Innes Shopping Centre, base hospital, specialist medical precinct, Charles Sturt University, and Little Fish Café & Vineyard. End of Financial Year Stock Clearance: Massive Discounts we have wiped \$30,000 Off! As the financial year draws to a close, we are excited to announce our exclusive End of Financial Year (EOFY) Stock Clearance Sale! This is your golden opportunity to take advantage of incredible savings across our entire range, including stock under construction. Lock in these great savings with just a \$1000 Deposit whilst we finish building! \*Photographs, artist impressions and other pictures shown here are for illustrative purposes only and may show fixtures, fittings or finishes which differ from the inclusion list for this home. Please speak to a Hibbard Homes Consultant to discuss this home and inclusion.