

17 Annabella Drive, Port Macquarie, NSW 2444



House For Sale

Thursday, 4 April 2024

17 Annabella Drive, Port Macquarie, NSW 2444

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 642 m2

Type: House



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\$820,000 - \$860,000

Nestled in the charming Innes Lake area of Port Macquarie, 17 Annabella Drive presents itself as an ideal choice for your next family home or a more manageable living space. This single-level house offers an exceptional living environment with a myriad of features meticulously designed to enhance your lifestyle. Convenience is paramount, with the property conveniently located just a short 1.4km drive to Innes Lake Shopping Village and a mere 8.5km to the popular Shelly Beach. The renowned St. Columba Anglican School is also within close proximity, making it an ideal location for families seeking convenience and accessibility. Situated on a spacious 642-square-meter lot, this home maximizes its space effectively. The meticulously maintained yard showcases easy-to-care-for gardens and raised veggie patches, boasting a variety of plants including pineapple trees, a dwarf mandarin tree, a lemonade lemon tree, an avocado tree, kiwi fruit vine trellis's, a choko vine, passion fruit vines, potted dwarf orange, Queensland Arrowroots, a Thai chilli bush, and a turmeric bush. Upon entering, you are greeted with spacious living, three spacious bedrooms, with the master boasting its own ensuite bathroom, while the other two bedrooms share a second bathroom. The house is equipped with ceiling fans, split system air conditioning, two internal skylights, robes, curtains, and blinds on all windows, ensuring comfort and privacy. The generous kitchen/dining areas feature tiled flooring, gas cooking, additionally gas hot water system, and a water filtration system with two tanks (5000 litres and 3000 litres), adding to the appeal and functionality of the home. A standout feature that sets it apart from the rest: an innovative, cutting-edge double Tesla Powerwall HD wave inverter completely off-grid power system. Paired with 27 individually optimized panels 10.8kW, this state-of-the-art setup not only ensures a comfortable and sustainable living space but also delivers significant savings on electricity bills. Imagine waking up each morning knowing that you're not only reducing your environmental footprint but also enjoying the freedom of being completely self-sufficient. The property includes a double remote lock-up garage and a separate single car size/workshop space in the back lawn. Equipped with power points and lighting, this area provides ample storage and workspace for various activities. Furthermore, the property features gutter guard on both the house and workshop, enhancing maintenance ease and longevity. In summary, 17 Annabella Drive offers a wise and comfortable choice with an array of features tailored to meet your needs and desires.

- 3-bedroom home with Ensuite, 2 Car garage
- Optimised 10.8kW solar system with 2 Tesla Powerwall
- Raised garden beds with vegetation
- Split system air conditioning
- Prime location with short drive to local beaches, shops, cafés, schools & medical precinct

Property Type: House
Property Age: 24 years
Council Rates: \$2,900 pa
Land Size: 642 sqm
IDENTIFICATION MAY BE REQUIRED FOR ENTRY TO ALL OPEN FOR INSPECTIONS