

41 Springhill Place, Lake Cathie, NSW, 2445



House For Sale

Wednesday, 14 August 2024

41 Springhill Place, Lake Cathie, NSW, 2445

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House



Chris Koch

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Unmissable Opportunity - Coastal/Country Retreat with Abundant Shedding!

AUCTION ON-SITE, 2PM SATURDAY 14TH SEPTEMBER

Auction Price Guide \$1,050,000 - \$1,150,000 - OFFERS WELCOME PRIOR

Rates \$3,200 pa | Land 4820 sqm

Rental Appraisal \$690 \$710 per week

Torn between a tree change or a sea change? Why not enjoy both with this coastal-country retreat, perfect for those who crave the peace of rural living with the convenience of just minutes' drive to beaches and amenities.

Nestled back in a quiet cul-de-sac, the charming ranch-style home occupies a fenced 4820 sqm level parcel that borders the bushland reserve. A quick whip around on the ride-on is all it takes-therapy for the soul!

Be welcomed by a wraparound verandah with federation-style accents. Inside, you'll find four roomy bedrooms, each designed for comfort and style. The master bedroom features a spacious walk-in wardrobe and ensuite while the guest bedrooms share the main bathroom which includes a bathtub. And the laundry is bigger than Ben-Hur!

At the heart of the home is an open-plan kitchen, dining, family, and lounge area, a warm and inviting space that captures natural light and breeze. Relaxed indoor-outdoor living and entertaining await with seamless access to the rear verandah overlooking the tree-lined landscape. Just wait until you see the array of colourful birdlife!

The stunning timber and metallic grey 2-pac kitchen is a highlight, displaying a striking marble feature glass splashback, brand-new Electrolux appliances, and industrial-style lighting. Durable brush box timber floors track from the entry into the living spaces and bedrooms. A wood fire adds to this home's cosy ambience.

Not ready to bid farewell to the cars and tools yet? Don't worry this property has you covered with a detached double carport and separate access to a massive 12m x 7.5m double-bay shed with a drive-thru option and a 6.2m x 7.3m single-bay shed. Wow! Both are powered and lockable.

But wait, there's more! Discover a chicken coop, a 22,500 litre water tank, an automated watering system, a thriving vegetable garden, and an array of flourishing fruit trees, including lime, mango, peach, cherry, and blood orange, to name a few. Live sustainably - it's the way forward!

Here, you're situated within 5km of pristine beaches, prime fishing spots, the local primary school, medical centre, village shops, and essential amenities. With Port Macquarie's lively hub just a 25-minute drive away, you'll have access to all the entertainment you could ever need. Plus, there's plenty of room to build a granny flat or studio if desired (STCA).

Don't be a Sunday driver on this one - pedal to the metal before it's gone!

- + Charming home & multiple sheds for vehicles & equipment
- + Striking timber & grey kitchen with brand-new appliances
- + Light-filled open living spaces, master bedroom with ensuite
- + Wraparound balcony, cosy wood fire, brush box flooring
- + Quiet and private setting neighbouring bushland reserve
- + Veggie gardens, flourishing fruit trees, large water tank

Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.