

**44 Black Caviar Parade, Port Macquarie, NSW, 2444**



Real Estate

## House For Sale

Thursday, 22 August 2024

44 Black Caviar Parade, Port Macquarie, NSW, 2444

Bedrooms: 6

Bathrooms: 2

Parkings: 3

Type: House

## More than Meets the Eye-Stunning Outlook Across Bushlands

Behind its unassuming facade this beautifully presented home reveals the ultimate size surprise. Its sprawling dual level layout is ideal for the growing family. Wait until you see the outlook!

Be welcomed indoors by a charming front garden and timber deck porch to durable Spotted Gum laminate floors tracking throughout, creating a warm and welcoming atmosphere.

A wide hallway leads to the heart of the home, where an open plan kitchen, living, and dining area are bathed in natural light. Each space offers a picturesque view of the tree-lined bushlands at the rear, with corner bifold doors opening to an expansive alfresco for seamless indoor-outdoor entertaining. An array of spectacular birdlife and koalas will no doubt become your backyard buddies.

The front of the home features a private master bedroom with a walk-in robe and modern ensuite, and a separate guest bedroom is located near an office-study equipped with a built-in desk and shelving.

At the rear, a cosy lounge room provides a quiet retreat, while a separate two-bedroom wing is serviced by the stylish main bathroom, complete with a free standing bathtub.

Downstairs caters to teenagers or guests with two large bedrooms, a laundry with WC, and access to a private entertaining area at the side.

Additional features of the property comprise ducted reverse cycle air-con, ceiling fans, a sleek stone island highlighted by ceramic pendant lighting, walk in pantry, gas hot water, a security system, and quality appliances including gas cooking.

The securely fenced backyard includes a 10,000 litre rainwater tank, low-maintenance landscaped gardens, and lush level lawn. A huge under-house storage and dedicated parking for a caravan further enhance this homes appeal.

This peaceful setting in sought after Ascott Park is surrounded by nature with walking paths to a modern playground, and conveniently located within 5km of shops, schools, hospital, and university. The CBD and pristine beaches are less than 8kms from the doorstep.

A rare find, this property truly is the complete package. It won't last for long, so don't delay.

### Property Descriptions

- Spacious dual level layout is perfect for families
- Four entry-level bedrooms & two downstairs bedrooms
- Big windows frame a tranquil view across rear reserve
- Private master bedroom with modern ensuite & WIR
- Sophisticated stone island kitchen includes WI pantry
- Study with built in desk and shelving, retreat lounge room
- Corner bifold doors open fully for seamless entertaining
- Separate 2-bedroom wing serviced by luxury bathroom
- 12mm Spotted Gum laminate flooring adds warmth
- Ducted RC air con, under house storage, caravan parking
- Beautifully landscaped low maintenance gardens
- Peaceful Ascott Park-short commute to schools & shops
- Proximity to hospital, university, CBD, and beaches

Council: \$3,000 p/a approx.

Rental Potential: \$800 - \$825 approx p/w

Land Size: 676 m<sup>2</sup>

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