

66 Marbuk Avenue, Port Macquarie, NSW 2444



House For Sale

Sunday, 23 June 2024

66 Marbuk Avenue, Port Macquarie, NSW 2444

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 988 m2

Type: House



Brendan Stead
0447788509



James Charnock
0499259662

Auction 17th of July 5:00pm Onsite

Nestled on a meticulously landscaped 988m² north to rear aspect block, this timeless and elegant home offers an idyllic setting overlooking the fairways of Emerald Downs Golf Course. Upon entering be greeted by a grand foyer and a private office with built-in storage. A few steps up you'll find an inviting open-plan kitchen and dining area that flows into a generous formal lounge and dining room. North aspect to rear, each space is flooded with natural light and opens up to a sunlit balcony with peaceful views across the surrounding trees and golf course. The entrance level provides a light-filled retreat, featuring a private study, two beautifully appointed guest bedrooms, a main bathroom with a spa bath, and a large master bedroom with an ensuite, walk-in robe, and access to its own private balcony. Descending to the lower level, a grand space unfolds, perfect for guests or teenagers seeking privacy. Here, an oversized bedroom with built in, additional storage room, a rumpus room with a bar, a bathroom, and a wine cellar await. Both the bedroom and rumpus room open onto an expansive covered terrace overlooking the lush green backyard that seamlessly blends with the golf course. Additional features include oversized triple garage with internal/external access and remote entrance doors, custom window furnishings, easy-care tiles, quality carpeting, a solar hot water system, Bosch dishwasher, Westinghouse cooking appliances, granite benchtops, and stylish pendant lighting. Conveniently located within 1.8km from Lighthouse Beach, 2.7km to Tacking Point Primary School, and only 850m from the local Shopping Centre and Tacking Point Tavern, this picturesque neighborhood offers a lifestyle of unmatched convenience. Just a 10-minute drive from the CBD, this property presents a rare opportunity to enjoy luxury coastal living in a highly sought-after setting amidst natural surrounds.

Property Details:

- Grand home exuding timeless elegance
- Lush green 988m² block backing golf course
- North to rear aspect captures coastal breeze
- Immaculately presented, landscaped gardens
- Calming neutral tones create welcoming feel
- Open plan kitchen-dining, formal lounge room
- 3BR entrance level retreat opens onto balcony
- Downstairs bedroom, rumpus, storage, bathroom
- Wine cellar, 3-car garaging, ensuite to master
- Spacious indoor living onto outdoor entertaining
- Split level design ensures privacy & adds character
- Proximity to beach, schools, shops, cafes, parks

Council: \$3500.00 p/a approx. Land Size: 988m² Rental potential: \$800-\$850 pw approx. The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.