



## 20 Summer Circuit, LAKE CATHIE, NSW 2445

### An Exceptional Level Of Quality And Style

Perfectly positioned in the desirable Seaside Estate, this modern family home enjoys a flowing open plan design that takes advantage of the sunny northerly aspect which combines with an exceptional level of inclusions and finishes. Better than brand new, this is your chance to buy just 300m from pristine Rainbow Beach.

#### Stand Out Features

- \* Light filled open plan living area with built-in TV cabinetry and hardwood timber floors
- \* Stunning galley style kitchen with 3m island bench complete with waterfall edge, matte finish to soft closing cabinets, Smeg appliances and subway tiles to the splashback
- \* Separate media room/lounge room with built in desk for the home office or could be utilised as a 4th bedroom
- \* Private main bedroom with walk-in robe and ensuite with floor to ceiling tiles and premium fittings
- \* Two additional bedrooms with built in robes, separate by a stylish main bathroom with separate toilet

**TYPE:** Sold

**INTERNET ID:** 22386335

#### SALE DETAILS

**\$769,000**

#### CONTACT DETAILS

**Stewart O'Brien**  
0409 707 441

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

- \* North facing alfresco area - filled with winter sun and summer breezes
- \* Remote control double garage with internal access plus a Colorbond garden shed adds to the storage
- \* Spotted Gum hardwood floors, plantation shutters and high ceilings to the entry add to the high level of quality this home offers
- \* Fully fenced level yard with side access and sunny northerly aspect to the backyard

#### Climate Control And Energy Efficient Features

- \* Insulation to ceilings, external walls and some internal walls for soundproofing
- \* Daikin 7.1kW split system air conditioning to living room
- \* Ceiling fans to living areas and bedrooms
- \* LED downlights throughout the home
- \* Solar hot water system
- \* Recycled water plumbed to external tap and toilets

#### Location Details

- \* Just a level 300m walk to Rainbow Beach
- \* 300m to Lake Cathie Medical Centre with doctors, chemist, pathology, optometrist, dentist and physio
- \* Located in the school zoning area for the popular Lake Cathie Public School
- \* 2km to Woolworths, Caramels Café, Local Tavern and speciality shops
- \* Port Macquarie an easy 15-minute drive away

If you are looking for a quality home in a perfect beachside address, then make sure 20 Summer Circuit is on the top of your list to inspect. Call now for details.

The information contained in the advertising of this property is not based on any independent enquiries or knowledge of 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.

#### Other features: Built-In Wardrobes, Close to Transport

- Land Area 508.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- Air Conditioning











