



73 Amethyst Way, PORT MACQUARIE, NSW 2444

SOLD IN EMERALD DOWNS

An immediately appealing facade with lovingly maintained gardens this peacefully positioned home sits in the ideal location for the buyer who is seeking space, excellent storage, and a peaceful and private environment to call home.

Elevated to capture the coastal breeze and take advantage of the natural surroundings a high-ceilinged entry leads into a spacious formal lounge room with a raked ceiling and access to the outdoor deck. At the hub of the home sits an open plan kitchen, dining and living area that can be closed off for privacy and heating and cooling efficiency. An expansive wrap around balcony enjoys morning sun and a tranquil tree-lined outlook across the gardens and Nature Reserve.

A large light filled main suite is privately positioned away from the guest bedrooms offering its own ensuite, walk in robe, and view of the outdoor green space. Two well-appointed guest bedrooms with built in robes are easily accessible to the bathroom and separate WC adjoining the laundry.

Downstairs is a show stopping display of lush tropical greenery and flowering blooms, and just wait until you see the huge under house workshop with its abundant storage area and two 5,000 litre water tanks.

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.

TYPE: Sold

INTERNET ID: 22997560

SALE DETAILS

[Contact Agent](#)

CONTACT DETAILS

Elders Real Estate
62 Clarence Street
Port Macquarie, NSW
02 6584 1199

Alison Sheppard
0421 604 626

Easily accessible, uniquely positioned, and completely secluded, this quiet tucked away address has only one neighbour with a track at one side of the property leading to the rear reserve, modern parkland directly across the road, and a double gate entry from the level backyard onto the fire road trail.

Complete with a fully fenced 655m² block, 5.5kw solar panels, RC air conditioning, ducted vacuuming, ceiling fans, and a multitude of indoor and outdoor power outlets, it really is hard to believe this beautiful property is only a short five-minute drive to shops, cafes, eateries, two golf courses, coast front walks and stunning Lighthouse Beach.

The current owners have absolutely loved living here, but downsizing is calling, so this is your opportunity to enjoy this one-of-a-kind setting. Don't miss out, this house-proud neighbourhood is highly sought after and for good reason. Please call Alison Sheppard or Greg Bates for further details today.

- Immaculate gardens, great storage, reserve to rear
- Wrap around timber deck provides a tranquil view
- Gas heating outlet, ceiling fans, ducted vacuuming
- Private lounge room, open plan kitchen, living, dining
- Light filled main bedroom with view, ensuite, and WIR
- Large workshop, double garage and two water tanks
- Solar panels, RC air con, multitude of power outlets
- Five-minute drive to beach, shops, golf courses, eateries

Property Details:

Council: \$2,700 p/a approx.

Land Size: 655m²

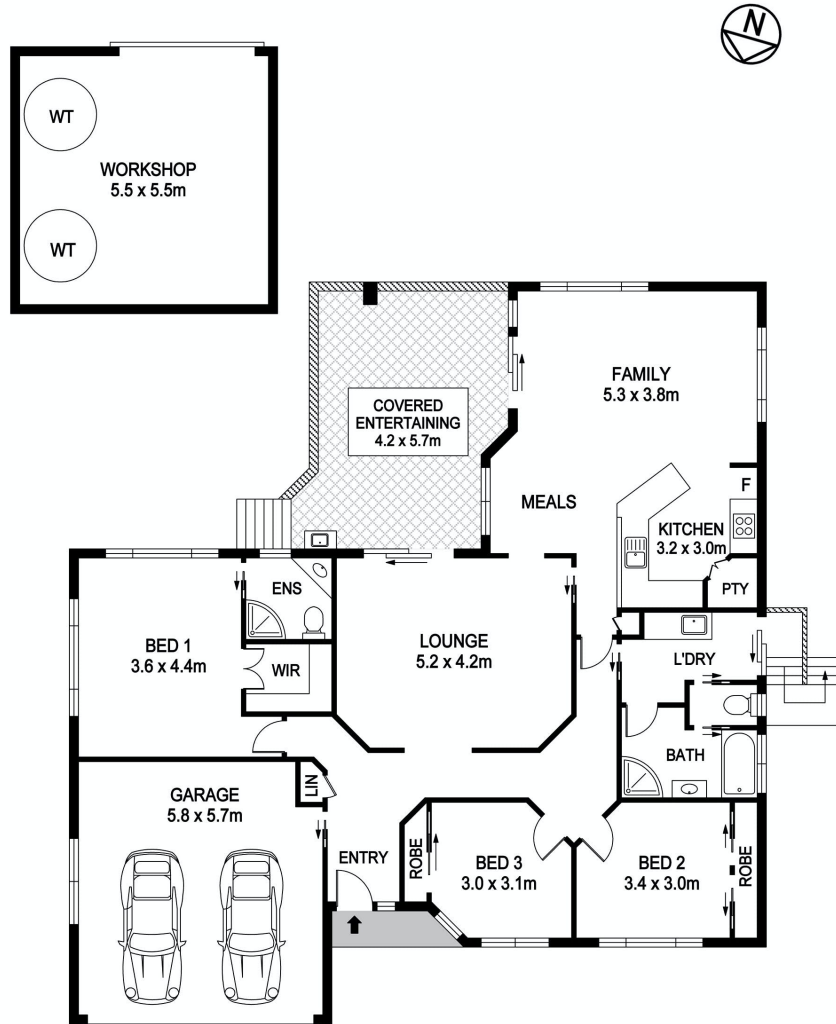
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Other features: Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport, Garden

- Land Area 654.80 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- Air Conditioning







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INTERNAL : 165.7m²
 WORKSHOP : 30.3m²
 COVERED ENTERTAINING : 23.9m²

DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRES.

