

## 14 Chapman Street, PORT MACQUARIE, NSW 2444

### Innovative Designed Intown Oasis

Step into this cleverly crafted, magnificent home and there's simply no going back, just wow!

Sophisticated living on a whole new level, this superbly crafted home feels warm and welcoming. Natural stone feature walls and rich timber floors that flow right throughout the living zones, tracking into to the master suite and down the staircase.

Make your way inside a spacious entry that leads into an elegant formal living room, flowing into to a sitting nook that draws in streams of natural light via the north facing verandah. Head down the hallway and discover a state-of-the-art nature inspired bathroom with beautifully unique floor to ceiling tiles that wrap around a luxurious bathtub. The private main bedroom has a true coastal vibe. With resort plantation shutters, built-in robes and contemporary ensuite with his and her vanities.

A dream kitchen with a huge waterfall edge stone island. It offers streamlined quality appliances and features a travertine stone splashback. Adjoining the kitchen, is an office space and vast open plan living and dining area with raked ceilings enhancing the open feel. Oversized windows provide a tranquil view of greenery from every angle.

**TYPE:** Sold

**INTERNET ID:** 5P21008

#### AUCTION DETAILS

10:30am, Saturday June 11th, 2022

#### CONTACT DETAILS

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

**Greg Bates**  
0418 112 025

A framed compilation of eye-catching stone leads you down the stairs to a rumpus room opening onto the backyard. Three guest bedrooms offer ceiling fans and built-in robes. This highly versatile area includes a second bathroom, laundry room, and adjoining lock up single garage. The storage in this striking home is truly impressive, with five large linen closets upstairs, downstairs linen closet, understairs cupboard and under house storage including shelving!

The backyard is a private tropical oasis and includes a beautiful hardwood timber deck that leads down to a paved terrace, great opportunity for a fire pit or chill zone. Children will be amused for hours with an expanse of lawn, quaint cubby house hidden in the trees, and luxurious inground saltwater swimming pool. In addition, is a rainwater tank, outdoor shower, established tropical gardens, and fully fenced secure backyard.

The location is amazing, one of the best in town, with Port Macquarie's CBD and Town Beach a walkable 1.5km. Just nearby are schools, sporting fields, medical facilities, and trendy cafes and eateries.

This expansive family entertainer truly is something special and the ideal home for relaxed indoor and outdoor entertaining in style. Sure to be your best decision yet, don't hesitate.

- Seamless flow from indoors to outdoors
- Filled with streams of natural light
- Raked ceilings and stunning timber floors
- Inground swimming pool, firepit area
- Dream kitchen with waterfall stone island
- Natural Stone features & great storage

Property Details:

Council: \$2,900 approx.

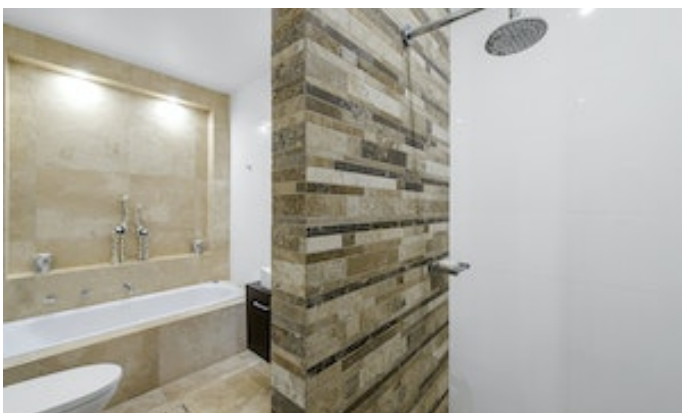
Land Size: 602 m2 approx.

Rental Potential: \$820 - \$850 p/w approx.

Other features: Pool

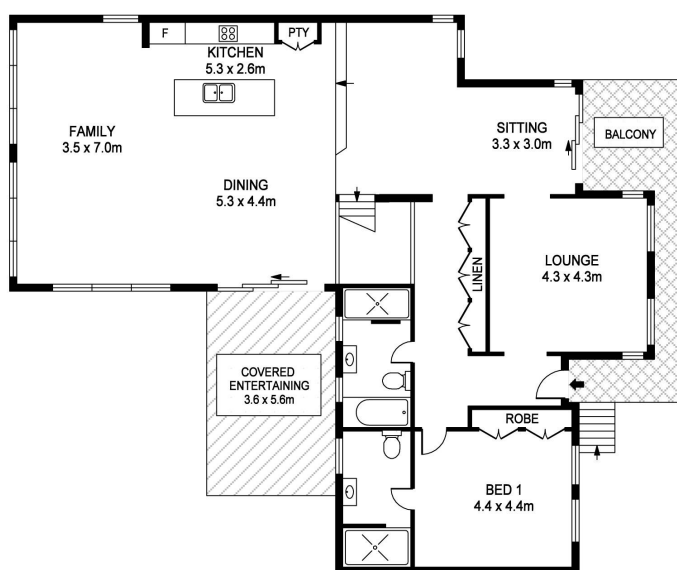
- Land Area 601.00 square metres
- Building Area: 255.00 square metres
- Bedrooms: 4
- Bathrooms: 3
- Car Parks: 1
- Ensuite



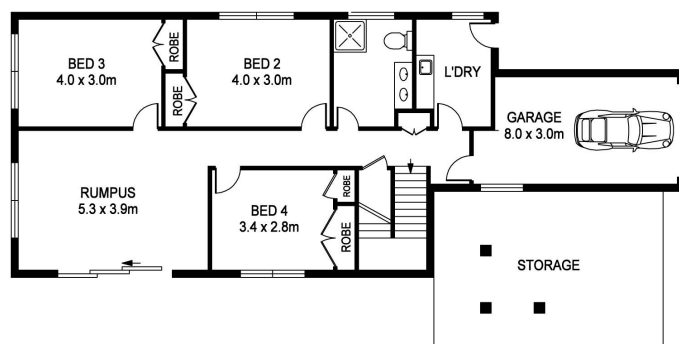








FIRST FLOOR



GROUND FLOOR

14 Chapman St, Port Macquarie

GROUND FLOOR : 103.7m<sup>2</sup>  
 FIRST FLOOR : 166.8m<sup>2</sup>  
 ENTERTAINING AREA : 20.1m<sup>2</sup>

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.

**Elders** LIFESTYLE GROUP