



12 Nevis Street, LAKE CATHIE, NSW 2445

Seamlessly Spacious Coastal Family Home

With the current owners now having a career move elsewhere 12 Nevis Street, Lake Cathie is to be sold. If you have been watching and considering now is the time to act. Magnificent in all aspects design, functionality, appeal and quality, this modern family home has been designed to maximise natural light, space and privacy whilst incorporating every luxury that the modern family could hope for. Whether it's a movie night in the media room, a separate retreat for the kids to hang out and play, that comfy area to entertain family and friends which spills out to the north facing entertaining area, this home has it all. Luxury inclusions such as 9 ft ceilings, zone controlled ducted air conditioning, oversized butlers pantry, extra height doors throughout and a premium level of inclusions compliment the home both inside and out.

- Set on a private 711.2m2 block in the popular Rainbow Beach Estate
- An exceptional family home of almost 332m2 of luxury living
- Formal media room to the centre of the home â## perfect for movie nights
- Cosy living room filled with an abundance of natural light and opening on to the alfresco area
- Combined family and dining space that is the central hub of the home, with a stylish

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: 5P22011

SALE DETAILS

\$1,250,000

CONTACT DETAILS

Stewart O'Brien
0409 707 441

galley style kitchen huge island bench, 40mm stone benchtops, soft close cabinetry and fully appointed butler's pantry

- Private king-sized main bedroom with resort style ensuite and custom-built walk-in robe
- Three large queen-sized bedrooms, all with built-in robes open off the kids retreat area
- Additional 5th bedroom available for guests to stay in or it would make a great home office
- A modern 3-way bathroom with dual vanities and large walk-in shower
- Massive outdoor alfresco area that overlooks the natively landscaped gardens and level lawn
- Ducted air conditioning, 6.6 kW of solar electricity, NBN to the premises and 3-phase power are all extra features that add to this stunning family home
- All within 1km of Rainbow Beach, award winning day care, local bus stop and medical centre
- Within the catchment for Lake Cathie Public School which is only 2.2km away
- The Woolworths shopping complex, superb cafes, post office and local tavern are all within 2.1km of your door
- The regional hub of Port Macquarie is just an easy and scenic 15-minute drive to the north

This home has everything that you could possibly need so what are you waiting for, call today to arrange your personal inspection.

Property Details

Council Rates: \$2,400 pa approx.

Land Size: 711.2m²

Rental Potential: \$700 - \$750 per week

DISCLAIMER: 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.

Other features: 3 Phase Power, Close to Schools, Close to Shops

- Land Area 711.20 square metres
- Building Area: 330.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- Double garage









