



## 495 Ocean Drive, LAURIETON, NSW 2443

### Charming Entertainer's Haven With River Views

Welcome to your dream family home, perfectly situated for year-round entertaining and a relaxed riverside lifestyle, with the convenience of having all amenities within easy reach. This delightful home boasts both summer and winter decks, ensuring you have the ideal space to host gatherings regardless of the season, combined with excellent natural lighting and a coveted north-to-rear aspect, this property offers a lifestyle beyond compare.

- Spacious open-plan lounge and dining area on the upper level, complete with air conditioning for your comfort
- Well-appointed kitchen with generous bench space and ample storage, catering to all your culinary needs
- Three generously sized bedrooms upstairs, all featuring built-in wardrobes for your convenience
- Enjoy the picturesque views from both the front and rear undercover decks, providing a perfect setting for relaxation or entertaining
- The main bathroom offers ensuite access, complemented by a functional three-way layout

**TYPE:** Sold

**INTERNET ID:** 5P22089

#### **SALE DETAILS**

**\$820,000**

#### **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.

- Downstairs features a versatile rumpus room and a separate teenagers' retreat, along with an additional bathroom and laundry area
- Secure double garaging with convenient drive-through access on one side, leading to a detached carport for extra vehicle storage
- Set on a fully fenced 471m2 block, providing safety and privacy for your family
- A mere 110m stroll to the serene Camden Haven River, 950m to the heart of Laurieton's CBD, and a short 3.4km drive to the pristine shores of North Haven Beach
- With the vibrant city of Port Macquarie just a quick 25-minute drive away, you'll have the best of both worlds â## tranquillity and city amenities

With endless waterways and the beach-to-beach pathway at your front door, don't miss this lifestyle opportunity. Contact us today for more information.

#### Property Details

Council Rates â## \$2,800 pa approx.

Land Size â## 471m2

Rental Potential â## \$500 - \$520 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: Close to Schools, Close to Shops, Close to Transport, River Views

- Land Area 471.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- Single carport















495 Ocean Drive, Laurieton

GROUND FL	: 110.9m <sup>2</sup>
FIRST FL	: 114.4m <sup>2</sup>
VERANDAH	: 13.2m <sup>2</sup>
COVERED PATIO	: 29.0m <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.



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