

**1/38 Marbuk Ave, Port Macquarie, NSW, 2444**



**House For Sale**

Wednesday, 13 November 2024

1/38 Marbuk Ave, Port Macquarie, NSW, 2444

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Greg Laws

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## **Stylish Torrens Title Duplex Neighbouring Emerald Downs Golf Course**

Nestled on the edge of the second fairway overlooking the greenscape of Emerald Downs Golf Course this spacious and stylish Torrens title home offers stunning views and a peaceful setting amongst tree-lined surroundings.

You don't have to be a golfer to indulge this prestigious setting, suitable for those in search of a low maintenance lifestyle in a prime coastal location.

A private garden courtyard and grand portico welcomes you into a light filled lounge room featuring a vaulted ceiling, and a versatile room that can be closed off, suitable for an office or fourth bedroom.

Just a few steps down reveals an open plan living and dining area connecting to an elegant kitchen boasting granite bench-tops and quality appliances. Discreetly hidden away is a laundry with storage and powder room.

The indoor-outdoor flow is enhanced by sliding doors from two sides onto a large covered balcony providing scenic views across the glistening lake and lush green fairway.

Upstairs, an expansive main suite features a spa bath ensuite, walk-in robe, and access onto a balcony capturing an ocean breeze and elevated vistas across the golf course. Two large guest bedrooms share the main bathroom.

The home also includes ample storage, custom plantation shutters throughout, split system air conditioning in the living space and main bedroom, led ceiling fans in all bedrooms, double remote door garage, and a securely fenced, easy-care backyard, roomy enough for a small pet or children's play area.

Conveniently located just a few minutes' drive from Lighthouse Beach, nearby a bus stop, and an approx. 200mtrs walk to Emerald Downs Shopping Centre and Tacking Point Tavern. This property presents a fantastic opportunity to enjoy a relaxed lifestyle with seamless access to everyday amenities and a host of recreational activities. The property was built in approx. 2000 and has only had 3 owners. Tacking Point Public School is approx. 3km away.

Rates - \$3,000pa

- Serene setting overlooking golf course
- Direct access onto the second fairway
- Spacious, light filled living over two levels
- Private entry, low maintenance backyard
- Upstairs main bedroom opens onto balcony
- Well appointed kitchen with stone bench-tops