

**14 Sitella Street, Port Macquarie, NSW 2444**



**House For Sale**

Monday, 6 January 2025

14 Sitella Street, Port Macquarie, NSW 2444

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 687 m2**

**Type: House**



Logan Taffe  
0429005991

**\$1,095,000 - \$1,175,000**

This architecturally designed home, custom-built to the highest standards by the builder for their own use, offers an exceptional level of quality and style. Situated in a quiet boutique estate, it features stunning views over Transit Hill and Innes Lake Vineyards, while its northern/easterly aspect ensures the home is flooded with natural light throughout. The open-plan living areas are complemented by high square-set ceilings, beautiful blackbutt timber floorboards, and two alfresco entertaining spaces, both overlooking serene treetop vistas. Conveniently located near top private schools, shopping centres, medical facilities, and Charles Sturt University, this home is just minutes from the town centre and beaches, offering the perfect balance of peace and accessibility. The home includes a seamless kitchen with high-end appliances and a butler's pantry, while the bathrooms are elegantly finished with floor-to-ceiling tiles. Other features include air conditioning, ceiling fans throughout, a built-in study nook, and plantation shutters. The home also offers generous storage with two large linen cupboards, an indoor storage closet in the rumpus room, and additional storage areas beneath the house and deck. The spacious master suite includes a walk-in robe with custom shelving, and there is an additional third shower and toilet near the guest room. The property is equipped with a solar/electric hot water system and has been insulated above Australian BCA standards, including acoustic batts for superior sound resistance. Located in a peaceful cul-de-sac, this home is a true standout, offering both luxury and practicality in an unbeatable location. - 2.7m high ceilings - Split system AC - Side access - Solar hot water - garden shed & Established veggie patches - Garage floors finished with diamond coat seal - 10 Minutes to Port Macquarie CBD

Property Details: Council Rates: \$3,000 p/a approx. Land Size: 687m<sup>2</sup> Rental Potential: \$750 - \$800 per week

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