

# 17 Birchwood Court, Port Macquarie, NSW, 2444



## House For Sale

Wednesday, 15 January 2025

17 Birchwood Court, Port Macquarie, NSW, 2444

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



Chris Koch

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## Modern Coastal Retreat in a Private, Peaceful & Scenic Location

Rates \$3,237 pa | Land 758sqm

Welcome to the ultimate family entertainer!

Positioned on a generous 758sqm block with reserve at the rear, this stunning coastal inspired home is purpose built for indoor-outdoor living and entertaining, all within a peaceful nature-inspired environment.

As you step inside, you'll be immediately impressed by the well-designed layout, abundant storage solutions, premium inclusions, and attention to detail finishes.

Discover a spacious entryway leading to a private study, complete with a built-in desk and cabinetry.

The heart of the home reveals a sunlit open-plan living and dining area, serviced by a contemporary kitchen featuring an expansive waterfall-edge stone island, a freestanding Westinghouse induction cooktop and oven, and sensor-lit butler's pantry. Velux skylights combine with a multitude of windows allowing natural light to radiate the entire space.

A separate lounge room provides a peaceful retreat or ideal play area for children. Bifold sliding doors open on both sides to a large alfresco including an outdoor kitchen, perfect for relaxed entertaining while overlooking the lush green surrounds and backyard oasis featuring a sparkling swimming pool with a children's slide.

Additional features comprise of VJ panelling, hybrid oak flooring, custom plantation shutters throughout, privacy blinds, and stylish Kit Kat feature tiles. Bedroom quarters consist of three bedrooms with built-in robes, alongside a spacious parents retreat equipped with built in robes and a walk-in robe, plus a luxurious his and her ensuite boasting a dual shower.

Downstairs, you'll find an epic games room with its own bathroom, which could easily serve as a 5th bedroom, offering flexibility for guests, teenagers, or extended family members. This exceptional property also offers solar panels, double garage, concealed water tank, under house storage, ducted RC air conditioning, energy-efficient ceiling fans, a powder room, and chic family bathroom featuring a luxurious back-to-wall deep bathtub.

Situated in a quiet enclave amongst modern residences with only one neighbour, enjoy peaceful views across the sun dappled lily ponds and convenience of nearby parklands, a 7-minute drive to Lighthouse Beach, 5 minutes from Coles and Tacking Point Tavern, and 3 km to Tacking Point Public School.

Don't miss this exciting opportunity to claim your slice of paradise, where contemporary coastal living meets the ultimate family entertainer.

Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.