

# 1a Timber Rdg, Port Macquarie, NSW, 2444



## House For Sale

Thursday, 21 November 2024

1a Timber Rdg, Port Macquarie, NSW, 2444

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Timber Ridge Estate, Charm and Character

Nestled in the prestigious Timber Ridge Estate of Port Macquarie, this exquisite unique home combines charm, character plus modern living in an enviable lifestyle location. Positioned just minutes from beaches, golf courses and Lighthouse Plaza, it offers convenience while remaining a tranquil retreat.

Zoned for the highly sought-after Tacking Point Primary School, this property is perfect for families wanting that unique rare home and lifestyle.

Set on a generous 969sqm block, the home is surrounded by lush natural native vegetation, creating a private sanctuary where birdsong enhances the peaceful ambiance. The unique design of the residence, with its cathedral ceilings and country-style character, is a very rare find in Port Macquarie.

Step inside to a warm and welcoming atmosphere, highlighted by striking timber floors and an impressive staircase. Crisp white interiors and fresh, modernized bathrooms add to the home's elegance. The spacious layout includes two living areas, a gourmet kitchen with a stone benchtop, breakfast bar and 900mm gas cooktop, plus casual and formal dining options.

Upstairs, two compact spaces are ideal for a reading nook or yoga retreat. Three generous bedrooms with built-in wardrobes ensure comfort for all, while the dedicated boat or van pad and air conditioning add practicality.

Outdoors, multiple decks and a lawn area, perfect for a fire pit, invite relaxation and entertaining amid nature's beauty. Pest and building reports are available for your peace of mind.

- Timber Ridge Estate, charm and character
- 969sqm block, with natural bushland
- Lifestyle location, moments to golf, beach and Lighthouse Plaza
- Zoned for Tacking Point Primary School
- Designed over two levels, three extra-large bedrooms
- Two dedicated living areas, two compact utility spaces upstairs
- Gourmet kitchen, breakfast bar, 900mm gas cooktop
- Multiple timber decks, lawn area perfect for enjoyment with firepit
- Van/boat parking pad, air conditioning, fireplace
- Located under the sub-floor area is two utility spaces, perfect for craft room or workshop
- Pest and Building Reports are readily available to all interested parties

### Property Details:

Council Rates: \$3,050 pa approx.

Land Size: 969 sqm approx

Rental Per Week : \$750 - \$800 pw approx

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