2 Sumatra Place, Port Macquarie, NSW, 2444
House For Sale

Friday, 29 November 2024

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Bedrooms: 4   **Bathrooms: 3**   **Parkings: 2**   **Type: House**

On the Brink of Magnificence - Ocean Views - Premier Beachside Cul-de-Sac

Introducing the perfect foundation for your future beachside lifestyle, a grand family home with spectacular ocean views positioned in a premier cul-de-sac backing rainforest reserve, just 150m from the golden sands of Lighthouse Beach. Brimming with potential, this architectural masterpiece just requires a few finishing touches to bring it to life. Builders and renovators, you will be beside yourself with excitement!

Nestled back on 988m2, as you step indoors discover a grand light-filled entry with a soaring ceiling and stunning Blackbutt hardwood floors extending into the floating staircase and upper level. This domain offers potential for self-contained living with a bedroom, bathroom, and adjoining area including provision to install a kitchenette.

Moving upstairs to the main level you'll find a spacious open plan layout that combines a living area including a built-in fireplace and recessed timber shelving, dining space, and a family-sized kitchen featuring a Caesarstone waterfall-edge island, glass splashback, gas cooking, electric oven, Miele dishwasher, double fridge, and built-in coffee machine.

Expanses of glass and multitude of louvres invite natural light and sea breeze while allowing each space to enjoy a spectacular view across the ocean and skyline. Glass sliders open up to a large alfresco including timber deck inserts and Velux skylights, perfectly placed to soak up the sun during the day and star gaze at night.

Additionally, there's a huge lounge/rumpus room with double doors leading to a private two bedroom wing serviced by a beautiful floor-to-ceiling tiled bathroom, which includes a luxurious freestanding bathtub.

On the next level, you'll find a spacious parent retreat featuring its own dual vanity ensuite, walk-in robe with custom storage, a retreat living space including a study nook, and a sunlit balcony capturing rainforest and sea views.

Outdoors, the property offers an in-ground swimming pool, timber decking, lush lawn area, paved courtyard, outdoor WC, expansive storage area under the deck, and established sub-tropical and native gardens.

Additional notable features are solar panels, keyless entry, separate access from the front into the living area, stone benchtops throughout, and a double garage with remote panel door, workshop area, and additional storage.

With all essential elements in place, this property needs a bit of TLC to transform it into magnifico! In this location you can look forward to not just an amazing lifestyle but a great investment towards your future.

Key Features

- Grand home in Lighthouse Beach with ocean views
- Premier culdesac just metres to sand and surf
- Blackbutt timber floors, expanse of full height glass
- Downstairs domain is primed for self-contained area
- Aspect perfectly captures northern light and sea breeze
- Two expansive living areas, family sized modern kitchen
- Alfresco entertaining with timber features & Velux skylights
- Two bedroom guest wing serviced by luxury main bathroom
- Upper level parent retreat with balcony, ensuite & living
- Caesarstone benches, waterfall island, built-in coffee machine
- Inground swimming pool, timber deck, extensive storage
- Rainforest reserve to rear, lawn area, tropical gardens
- A great foundation requiring finishing touches and TLC

Property Details:

Council Rates: $3,660 p.a. approx.
Land Size: 988 m2
Rental Assessment: $750 - $800 per week approx.