

3 The Sanctuary Close, Port Macquarie, NSW, 2444



House For Sale

Wednesday, 15 January 2025

3 The Sanctuary Close, Port Macquarie, NSW, 2444

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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Modern Single Level Lifestyle

Nestled in the serene, master-planned 'Sanctuary Springs Estate' in Port Macquarie, this modern, single-level home offers the ultimate in low-maintenance living. Perfectly suited for retirees or downsizers, this private estate boasts one entry in and out, ensuring peace and security amidst a community of other quality, contemporary homes.

Designed for easy living, this home features open-plan kitchen, living and dining areas with neutral tones that create a warm and inviting ambiance. The well-appointed kitchen, complete with stone benchtops and a breakfast bar, is both functional and stylish.

All bedrooms are generously sized with built-in wardrobes, while the master bedroom highlights an ensuite with a dual vanity. A third toilet off the laundry adds extra convenience for all the household.

Step outside to the covered outdoor area, seamlessly accessed through sliding doors from the living room-perfect for relaxing or entertaining. A plunge pool offers a refreshing sanctuary during the warmer months, while the drive-through garage accommodates a trailer, small boat or a third vehicle.

Solar electricity and ceiling fans provide year-round comfort and energy efficiency.

This property offers an incredible lifestyle with the bonus of a reliable tenant already in place. With the lease expired, the tenant is eager to extend, making this an attractive opportunity for both investors or owner occupiers.

- Located in the peaceful and private Sanctuary Springs Estate
- Modern, single-level home with low-maintenance design
- Open-plan kitchen, living and dining areas with neutral tones
- Stylish stone benchtop kitchen with a breakfast bar
- Three generous bedrooms with built-in wardrobes
- Master bedroom with ensuite featuring dual vanity
 - Ceiling fans, air conditioning
- Convenient third toilet off the laundry
- Covered outdoor area for relaxation or entertaining
- Plunge pool-perfect for hot summer days.
- Drive-through garage for additional vehicle or trailer storage
- Ready made tenant in place on expired lease

Property Details:

Council Rates: \$3,300 pa approx

Land Size: 450.1sqm approx

Rental Per Week : \$650 - \$700 pw approx

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