

# 35 Shoreline Drive, Port Macquarie, NSW 2444



## House For Sale

Wednesday, 8 January 2025

35 Shoreline Drive, Port Macquarie, NSW 2444

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



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## Price Guide \$690,000 - \$730,000

Rates \$2,587 pa | Land 674 sqm Rental Appraisal \$580 - \$600 per week Finally, a place that offers heaps of space for the cars! And then some! The home is a character-filled classic, positioned on a beautifully landscaped 674sqm corner block just across the road from reserve to the riverfront. Wait until you discover the whopping under-house area with roller door access to parking for up to four vehicles. But wait, there's more! How about a large paved area out front for the tinny, a workshop area, a large laundry with a WC, sink and a brand-new water pump. Plus, there is ample room to install a shower for post-fishing rinse-offs. Another highlight is the gardens, featuring shaded sitting spots, a massive water tank, garden shed, frangipani, mandarin, mango, and fig trees, amongst other blooming delights. Good honest sustainable living here with access to rainwater and fresh fish. Home to the current residents for over 25 years, this charming home offers a spacious entry, an original, well-maintained kitchen, dining room, and a light-filled lounge room opening onto a full-length covered timber deck. Elevated with a private, picturesque outlook, the aspect perfectly captures a breeze, flowing throughout. For those rare melt your thongs days and cold snaps there is split system reverse cycle cooling and heating. Tucked away are three generous bedrooms, one with extensive robes, a built-in linen closet and a 3-way bathroom including a bathtub. She's all original, but cosy and comfy just as a home should be. There's NBN access, but you may prefer just to connect a hammock instead. Many cherished memories are held dear in this idyllic location, such as heading over to the river at the drop of a hat, fun times fishing, boating, paddle boarding, and enjoying the unmatched lifestyle that comes with North Shore living. Just 450m to the Hibbard ferry across to Settlement Point leading into the vibrant hub of Port Macquarie, this handy spot is also just a few minutes' drive to North Shore Beach. Owners are downsizing so this is your opportunity to make some great memories of your own in this blissful community. And you don't have to sell a thing—just drop and lock the wheels, then launch the tinny! Life's good! Please note - vehicle access to the 4th garage is currently restricted by an existing garden. 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.