

**37 Evans Street, Lake Cathie, NSW, 2445**



**House For Sale**

Wednesday, 20 November 2024

37 Evans Street, Lake Cathie, NSW, 2445

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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## Cracking Location-Just a Pin Drop from the Bowling Club, Beach & Lake

Rates \$3,062 pa | Land 647 sqm

Rental Appraisal \$600 - \$620 per week

Lifestyle - the reason why iconic Evans Street is so highly sought after. Positioned on the north side of Lake Cathie, this tranquil tree-lined neighbourhood is a short 200 m stroll to the Bowling Club and 450 m from Lake Cathie Foreshore Reserve, 1.5 km to Woolworths shopping precinct and 3.4km to Lake Cathie Medical Centre. Furthermore, it's only a 20-minute drive into the heart of Port Macquarie.

The home is spotless, an impeccably maintained circa-1970's classic presented to the market for the first time in over 40 years. Nestled on a sun-soaked 647sqm block with a north-facing aspect and a large level backyard, the property offers great potential to modernise at your own leisure and add even further value.

Step inside and discover a spacious entry featuring gorgeous retro tiles that are back in trend, with an archway leading into a large lounge room and dining area with access to a patio at the rear. Filled with natural light, this warm and inviting space captures a peaceful outlook across the treetops and includes a reverse cycle split system air conditioning.

Privately positioned at the front of the home is a sunlit main bedroom with an ensuite and extensive built-in robe. An immaculate kitchen with rich timber details and a Westinghouse oven adjoins a casual meals area, connecting to outdoors. Tucked away are two bedrooms with built-in robes, a laundry, and charming 3-way bathroom.

The fully fenced backyard is a blank canvas awaiting your imagination, with low-maintenance gardens, lush lawn, a garden shed, and small corrugated rainwater tank. A generously sized remote door single garage offers a built-in workshop bench and shelving.

This adorable home tells a story of treasured memories. The location sells itself. Prepare for love at first sight!

- + Close to Bowling Club, reserve to creek, lake, and beach
- + Sunlit 647sqm block, north-facing, immaculate throughout
- + Charming circa-1970s classic with back on trend retro features
- + Beautiful treetop views, light filled lounge and dining room
- + Main bedroom sanctuary with ensuite and built-in robes
- + Timber kitchen featuring a new oven, ample storage
- + Spotless 3-way bathroom, further 2 x bedrooms with BIR's
- + Generous garage with remote access & workshop bench
- + Short 20-minute drive into the heart of Port Macquarie

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.