

# Augusta Place, Medowie, NSW, 2318

## House For Sale

Saturday, 2 November 2024

Augusta Place, Medowie, NSW, 2318

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

## **GOLF COURSE LIVING/INVESTMENT**

### **PACIFIC DUNES PORT STEPHENS**

Such an incredible lifestyle property, set in the prestigious Pacific Dunes Golf Course estate with resort style facilities this home is currently Leased to DHA offering a secured income as well as total refurbishment at end of lease, presenting the ideal opportunity secure a solid investment property or to plan now for your retirement and earn some income in the meantime.

Just 3 years old this appealing residence has great street appeal and the level 607sqm block is private and peaceful adjoining bushland reserve.

From the impressive wide front door to throughout the home the design features and inclusions just continually impress with the quality and attention to detail. High ceilings, downlights throughout, spacious rooms, ducted air, extensive tiling and plantation shutters all add to the relaxed lifestyle. The gourmet kitchen with stone tops large gas cooker and butlers pantry is open plan to the informal living and dining areas which in turn opens the entertaining space even further via large sliders to the undercover alfresco area. The bedrooms all offer built in robes, the master with his and hers walk in robes and resort style ensuite with rainwater shower, floor to ceiling tiles and dual basins. The main bathroom is of equal quality with a luxurious deep bath, 3 way design with separate toilet. The 2nd living area is versatile and ideal for any family situation. The rear garden is fully fenced and private and the attached double garage has direct entry and auto doors.

A home that is a delight to inspect and an ideal opportunity for investors or those planning a future living on a golf course when lease expires.

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