



45 Hart Street, Port Macquarie



## Motivated Sellers- Offer Required

Nestled amongst an abundance of lush green foliage in a peaceful neighbourhood, this four-bedroom property would suit a growing family, with plenty of space to entertain, as well as enjoy the peaceful sounds of nature & lighthouse beach.

The home boasts a functional kitchen and large living and dining area with numerous windows for maximum light complimented by the double-raked ceiling, making the room feel spacious and airy. With sliding door access to the wrap-around deck overlooking the nature reserve below and plenty of room for outdoor entertaining. It is the perfect location to enjoy the nature reserve, a short walk to Lighthouse beach, walking tracks & convenience to schools, golf courses, and local supermarkets.

The master bedroom is complete with a large built-in wardrobe, and access to the bathroom and overlooks the gorgeous landscaped gardens in the front yard, while the other bedrooms are spacious and complete with ceiling fans.

There is plenty of storage, with three bedrooms containing large built-in wardrobes, as well as a separate room under the house that is easily accessible through the double lock-up garage, as well as staircase access to the main house. The home is complete with both electricity solar and solar hot water panels.

- Four bedrooms, 3 with built-in wardrobes, as well as a separate media room

4 1 2  
Beds Baths Cars

**Price** SOLD for \$1,030,000  
**Property Type** Residential  
**Property ID** 485  
**Land Area** 778 m2

### Agent Details

Craig Barnett - 0423 831 370

### Office Details

Patterson Real Estate  
02 6584 6400



- Living and dining featuring double raked high ceiling
- Spacious bathroom with separate toilet, as well as an additional toilet in garage & laundry
- Air-conditioned living with ceiling fans throughout
- Expansive space for entertaining guests with an additional fire pit area
- Maximum storage space, workshop area off double lock up garage
- Prime position close to Lighthouse Beach, schools, nature reserve & local supermarkets
- Complete with solar and solar hot water panels

#### IDENTIFICATION MAY BE REQUIRED FOR ENTRY TO ALL OPEN FOR INSPECTIONS

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.