



2, 42 Kyla Crescent, Port Macquarie



## Exceptional, Immaculate Villa in Private Complex of Two

Located in popular Lake Innes, this lovely villa is positioned to the rear of a private complex of only two. It offers a fusion of comfort, style, and functionality, with low-maintenance luxury. The location is ideal, walking distance to St Columba School, and essential amenities such as Bunnings, Charles Sturt University, hospital, and Lake Innes Shopping Village are all conveniently close by.

As you enter, you'll be amazed by the immaculate interior and well-thought-out design. The fixtures and fittings are of a high quality. The open-plan lounge and dining area are filled with natural light, enhanced by stylish plantation shutters, creating a bright and airy atmosphere. A modern kitchen features large bench tops, gas cooking, a dishwasher, a large breakfast bar, and plenty of cabinet space. It opens to a dining area and a spacious living area. Reverse-cycle air conditioning provides extra comfort.

The master bedroom is a haven of relaxation and is very generous in its dimensions. It boasts its own ensuite, ceiling fan, and built-in robe. The two guest bedrooms are quite spacious and come with built-in robes. The main bathroom is conveniently located to serve all areas of the home and has a separate toilet.

Outside, a covered patio, serene garden, and sun-drenched brick-paved courtyard provide the perfect setting for unwinding. A wrap-around grass area and rainwater tank add practicality to the outdoor space. The fully fenced rear of

3 2 2  
Beds Baths Cars

**Price** SOLD for \$730,000  
**Property Type** Residential  
**Property ID** 690  
**Floor Area** 194 m2

### Agent Details

Dorene Field - 0417 160 622

### Office Details

Patterson Real Estate  
02 6584 6400



the property ensures safety and convenience, while the front boasts a deck with a sitting area and a double remote lock-up garage with indoor access. Save money with solar panels, solar hot water, and rainwater tanks. This property offers easy access within minutes to the CBD and waterfront of Port Macquarie via the nearby Oxley Highway.

- Plantation shutters throughout
- Stunning outdoor area with serene easy care garden and grass
- Meticulously maintained, spacious design
- Modern kitchen with breakfast bench
- Master bedroom with generous dimensions, ensuite
- Solar panels and water tank
- Remote double garage with internal access
- Proximity to St Columba, hospital, shopping centre, university

Council Rates: \$2,500 pa

Property Age: 12 years

Internal Size: 129 sqm

Rental Appraisal: \$580 pw

#### 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.