



41 Letitia Cl, North Macksville



## YOUR PERFECT COASTAL LIFESTYLE AWAITS

Set on 1.29 hectares, this rural/residential dream property allows you and your family the opportunity to live the picture-perfect rural coastal lifestyle and enjoy all that the Mid North Coast has to offer – beautiful beaches, rivers, forests – all within a short drive.

The semi-detached dual occupancy dwelling has been meticulously built and maintained, allowing for two separate family occupancies, or an owner-occupier plus rental/air bnb arrangement.

The main homestead includes four comfortably sized bedrooms with built-in cupboards and ceiling fans. The master bedroom includes a walk-in-robe, ensuite with spa, and a separate study/sewing room. The home boasts plenty of entertaining space, with formal lounge and dining rooms as well as a separate living area off the kitchen. A veranda stretches around the whole house. The purposeful kitchen with its large walk-in pantry and modern appliances is ideally positioned within the home and is essential for any passionate cook. Additional rooms include the main bathroom with separate shower and bath, plus a separate internal laundry. The home boasts all the modern comforts with ducted air-conditioning and slow combustion wood heater.

The second two-bedroom open plan dwelling includes a large living room, air-conditioning, wood heater, kitchenette, laundry/bathroom as well as an attached 2 bay carport. The dwelling is the perfect guest accommodation or long-term rental.

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	217
<b>Land Area</b>	1.30 ha

### Agent Details

Jesse Stanton - 0432 187 075

### Office Details

Macksville  
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Outside is quiet and peaceful while still close enough to Macksville, and the new hospital. With close access to the motorway, Coffs Harbour airport is just 30 minutes away. The beautiful 10 metre in-ground salt-water pool and surrounding entertaining area provides year round relaxation for the whole family. Additional sheds surround the property together with a greenhouse, a vegetable garden plus the many varieties of fruit trees, plants and flowers; all watered via an easy-to-operate irrigation system and strategically placed taps. There is ample water with an electric bore plus 128,000 litres of underground water storage which is captured off the vast roof space.

Everything has been thought of and done with this property – all you need to do is move in and enjoy!

Additional features include:

- Screen doors throughout homes
- 3 phase power for the avid handyman
- 6.5kw solar system with 20 solar panels
- Multiple tool and storage sheds
- Custom paved outdoor entertaining area
- 4 bay carport which is large enough to shelter a caravan plus 2 cars
- Additional 2 bay carport attached to the second dwelling
- NBN and fixed phone connectivity
- Swimming pool shower/change room.
- Fully fenced property with separate horse/cattle paddock
- School bus at front of property

For more information or to arrange an inspection, please contact Jesse Stanton on 0432 187 075.

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