



23 Amethyst Way Port Macquarie, NSW



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## Lighthouse Beach - Ambient Outlook, Lifestyle & Amenities!

Living and outdoor entertaining share an outlook to natural bushland at rear and the sparkling inground pool offers a refreshing alternative to the sand and surf found a three minute drive, or leisurely walk from your door.

Desirable credentials create a haven for easy family living... Lounge with spacious dining, generous open plan family/meals and a granite kitchen with great access to the covered entertaining deck overlooking private gardens.

The well appointed interior and lush established grounds lend a quiet sense of solitude to a perfectly placed home. Situated a 10 minute stroll from shopping centre and tavern, and less than a five minute drive from schools, childcare, vibrant cafes and golf courses, yo...

**Price:** Guide \$730,000 - \$748,000

**Council Rates:** \$2,500.00/year (approx)

**PERCIVAL**  
PROPERTY

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This floor plan illustrates a 4-bedroom residence with a total area of 160 sqm. The layout includes a large covered verandah, a two-car garage, and a central living area with a fireplace. The kitchen is equipped with a refrigerator, oven, and sink. The lounge features a fireplace and access to the porch. The bedrooms are well-sized, with the largest being 4.2 x 3.7m. The bathroom and laundry are conveniently located near the bedrooms. The plan also shows a linen closet, a robe, and a WC.

Room	Dimensions (m)
Garage	7.0L x 5.7W
Covered Verandah	-
Living	6.9 x 5.4
Dining	3.3 x 3.2
Kitchen	-
Lounge	5.8 x 3.7
Porch	-
Bed 1	4.2 x 3.7
Bed 2	3.9 x 3.0
Bed 3	3.0 x 2.9
Bed 4	3.9 x 3.0
Bath	-
Laun	-
WC	-
Robe	-
WIR	-
ENS	-
Entry	-
Linen	-
C/B	-

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