



43 Amethyst Way Port Macquarie, NSW



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## Emerald Downs - Reserve At Rear - Parking for Van or Boat

Set within lush, established gardens and bordered at rear by a tree-lined nature reserve for a private and serene outlook, this is effortless living adorned with contemporary comforts.

Double garaging plus access to a parking pad and third garage or workshop create the ideal foundation for trade, hobbyist or family requiring lots of storage! Alternatively, create the man cave of your dreams or perfect teenage retreat.

Generous interiors with easy outdoor flow to a superb entertaining setting ensure desirable lifestyle benefits in a sensational coastal setting.

Formal lounge and dining enjoy separation from an open plan living zone where the generous modern kitchen with walk-in pantry, dishwasher and electric cooking overlooks an airy mea...

**Price:** Auction - Offers Welcome Prior

**Council Rates:** \$2,800.00/year (approx)

**PERCIVAL**  
PROPERTY

**Michelle Percival**

0404 466 500

**Ally Downing**

0418 392 756



**FLOOR PLAN**  
(226 sq m Approx)  
Scale - 1:100

43 AMETHYST WAY  
PORT MACQUARIE



FLOOR PLAN  
(Land Size 982 sq m)  
Scale - 1:180

43 AMETHYST WAY  
PORT MACQUARIE