



18 Orchid Avenue Port Macquarie, NSW



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## Prime Position Living

Designed with functionality in mind, this home features a split-level layout that offers three spacious areas, perfect for family living with designated spaces for relaxation and togetherness.

As you enter, you'll be greeted by a warm and inviting lounge room and formal dining area that opens up to a sun-soaked verandah. Modern plantation shutters provide privacy while allowing natural light to flood the space. The elevated north-facing aspect ensures a picturesque outlook and coastal breeze.

Downstairs, you'll discover a versatile area that can be used as a recreational rumpus room, an additional living space, a teenager's retreat, a gym, or an office. This multi-purpose space has the potential to be transformed into a self-contained quarters with its own s...

**Price:** \$990,000

**Council Rates:** \$3,060.00/year (approx)



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FLOOR SPACE: 235 m<sup>2</sup>  
PARKING: 61.2 m<sup>2</sup>  
TOTAL: 297 m<sup>2</sup>

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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PROPERTY