



35 Sapphire Drive Port Macquarie, NSW



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## Family Home on Huge 1047sqm Block in Coveted Emerald Downs

Located in sought after Emerald Downs, this spacious 4-bedroom home sits privately back in a house proud street on approximately 1047sqm of land.

Just imagine the possibilities with land of this rare size. Create your own outdoor oasis, complete with swimming pool and lush gardens, add another storey, backyard studio, or take the first step towards a prosperous future with potential for a villa or duplex development (STCA).

Outdoors is perfect for year-round entertaining with a huge timber deck at the front, and an expansive covered patio at the rear. The slightly elevated aspect captures breeze and a peaceful outlook across the surrounding treetops. A double garage provides the convenience of drive-thru access on one side to a big sunny backyard bordered by easy care gardens. ...

**Price:** \$900000

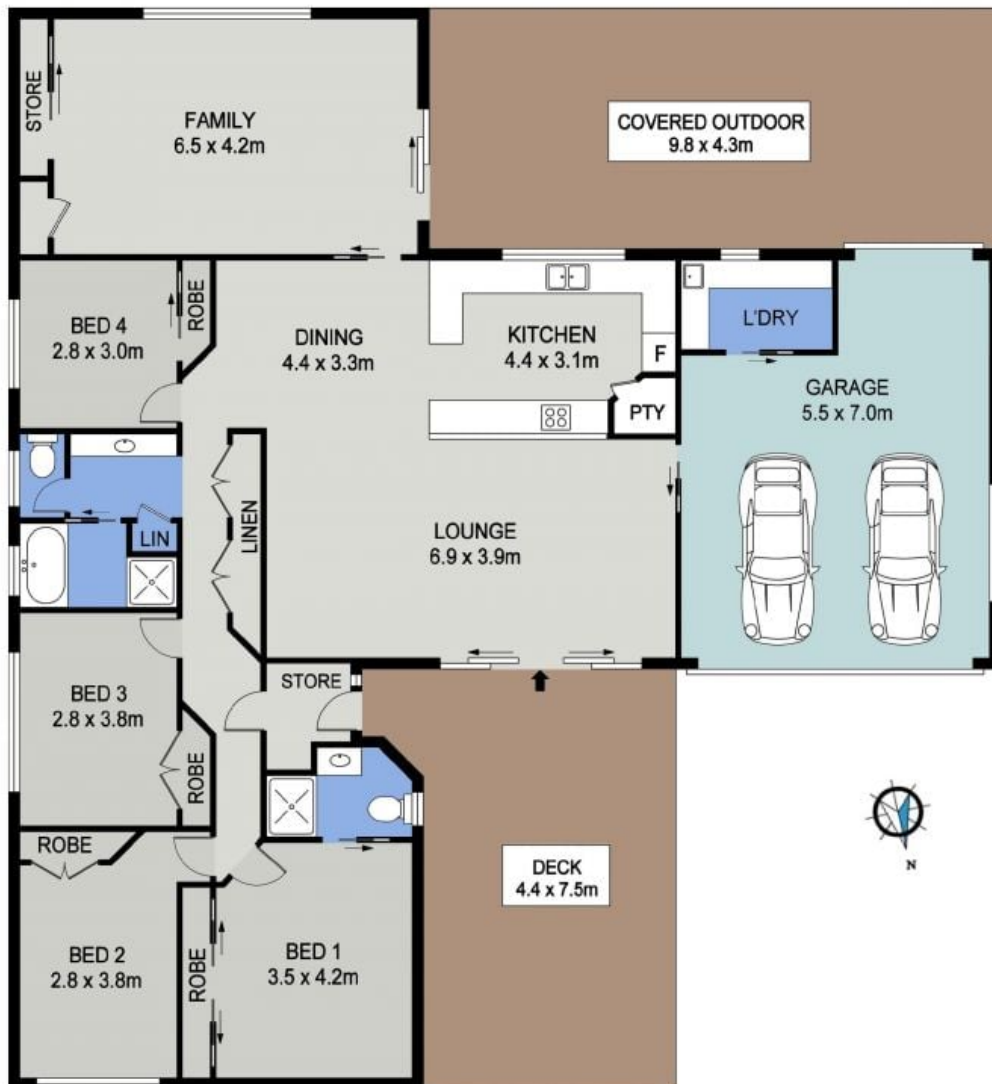
**Council Rates:** \$3,050.00/year (approx)

**PERCIVAL**  
PROPERTY

**Corrine Cunningham** **Tyson Cunningham**

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**FLOOR PLAN**  
(279 sq m Approx)

**35 SAPPHIRE DRIVE,  
PORT MACQUARIE**