

25 Arncliffe Avenue Port Macquarie, NSW



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## Luxury Bespoke Home Near the Beach

Be welcomed into a spacious foyer where an exquisite American Oak staircase leads to the upstairs. A soaring void with a skylight bathes the entry in natural light. A modern barn door opens to unveil a light and airy open plan area with intricate wall panels and divider accented by vertical slats.

Architectural fluted lighting, as seen on "The Block", enriches the textures of natural materials. Full height custom doors, rectified Italian porcelain tiles, high ceilings, linen sheers, and extensive storage featuring handcrafted oak handles add further appeal.

The living area showcases an oak recess, industrial ceiling fan, and well-placed windows and louvers to capture light, breeze, and views. Sliding screened stacker doors open fully ...

**Price:** Expressions of Interest

**Council Rates:** \$2,900.00/year (approx)

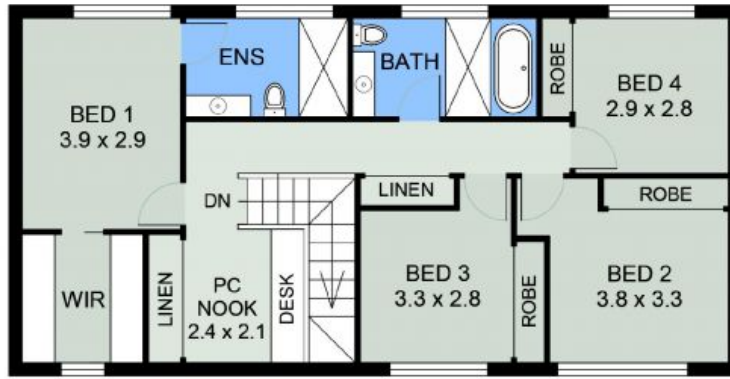


**Ayla Bailey**

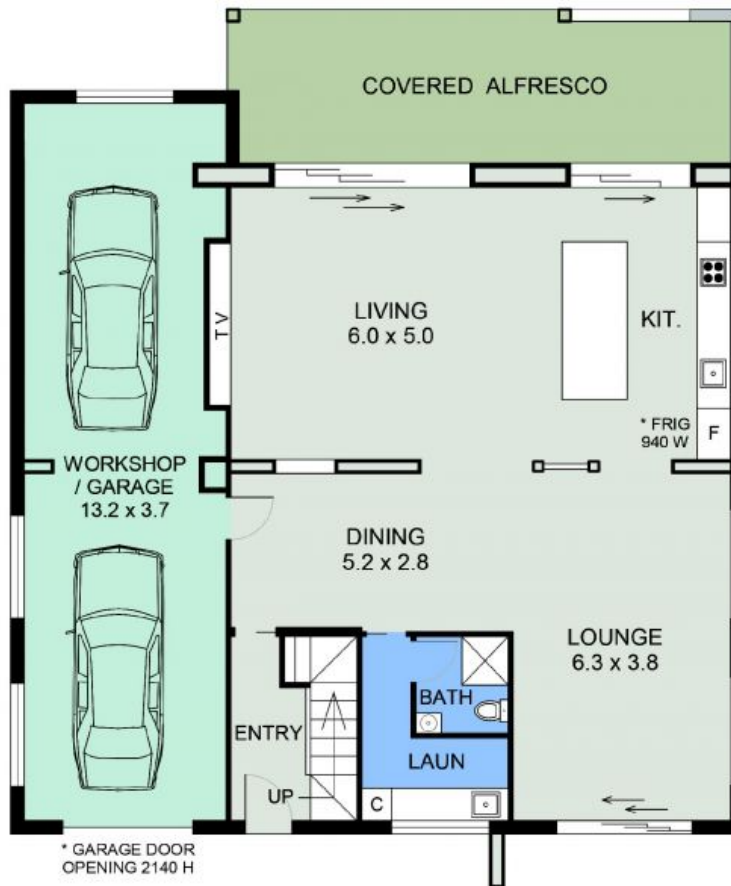
0431 194 876

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**UPPER FLOOR PLAN**  
(93 sq m Approx)



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

**25 ARNCLIFFE AVENUE  
PORT MACQUARIE**



DISCLAIMER: Plans shown are for marketing purposes only. All dimensions are approximate, and may be subject to error, therefore no liability will be accepted. Interested parties should make their own enquiries.