



REGIONAL AND RURAL REALTY

Port Macquarie - Wauchope - Camden Haven

6516-1960



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Lifestyle Acres with 2 Dwellings close to Port Macquarie

You'll be hard-pressed to find another like this property.

Offering a large 5 bedroom home plus a 2 bedroom cottage on 25 lifestyle acres.

With the Old World Charm of an English manor, this home will easily accommodate all the family.

Located on a sealed road, with RMB, Rubbish Collection, and nearby bus stop, and just 20minutes from Port Macquarie's CBD, with all the facilities that a large regional centre offers.

Water is plentiful with concrete water tank, dam and creek. Views overlooking the front paddocks and seclusion from the road for the ideal tree-changer property.

The main house offers extensive accommodation for a large family.

Features of the home include:

- * As new kitchen
- * Formal Lounge
- * Sitting Room
- * Billiards Room

? 2 Bedrooms
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378 Cooperabung Dr COOPERABUNG, NSW

Price: Offers over \$1 Million
Council Rates: \$1,650.00/year (approx)



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This floor plan illustrates a spacious 4-bedroom residence. The layout includes a large Carport (8.8 x 6.5m) at the front left, adjacent to a Lounge (3.2 x 3.6m) and a Relaxed Living area (13.3 x 3.2m). The central part of the house features a Reading Room (3.7 x 3.6m), a Kitchen/Meals area (6.5 x 3.7m), and a Formal Dining room (3.7 x 3.5m). The rear section contains four bedrooms (Bed 1: 4 x 4m, Bed 2: 2.7 x 6.5m, Bed 3: 4 x 2.8m, Bed 4: 3 x 3.6m), a Bath, and a L'Dry (2.3 x 2.3m). Outdoor spaces include a Verandah (5 x 3.2m) and a Covered Alfresco (4 x 3m) area. The plan also shows a Rumpus (5.2 x 6.3m), a Bar, and several storage areas (Store, Linen, Robe). Stairs indicate access to upper and lower levels.

Rooms and Dimensions:

- LOUNGE: 3.2 x 3.6m
- RELAXED LIVING: 13.3 x 3.2m
- BED 5: 3 x 3m
- L'DRY: 2.3 x 2.3m
- READING ROOM: 3.7 x 3.6m
- KITCHEN/ MEALS: 6.5 x 3.7m
- BED 2: 2.7 x 6.5m
- BED 3: 4 x 2.8m
- BED 4: 3 x 3.6m
- BED 1: 4 x 4m
- BATH
- RUMPIUS: 5.2 x 6.3m
- FORMAL DINING: 3.7 x 3.5m
- LOUNGE: 5.5 x 3.7m
- VERANDAH: 5 x 3.2m
- COVERED ALFRESCO: 4 x 3m
- CARPORT: 8.8 x 6.5m

Other Features: BAR, STORE, LINEN, ROBE, ENTRY, ATRIUM, UP, DOWN stairs.



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Internal Area : 401 sq. m.
Garage Area : 54 sq. m.
Carport Area : 75 sq. m.
External Area : 61 sq. m.