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## Impressive, As New, Golf Course Living

This property presents the avid golfer green-side living in the enviable location of Emerald Downs in Port Macquarie.

Custom designed and built by Sorensen and Caldon Builders for the owner in 2020, and presented in an immaculate, as new condition.

With views over the golf course from the kitchen and living room as well as the main bedroom, this home offers the astute buyer an opportunity to reside in one of the most desirable estates of Port Macquarie.

Features Include but not limited to:-

- \* Direct Access to Emerald Downs Golf Course
- \* 6.3kW Solar Panels
- \* Modern Kitchen with Stone Benchtops and Butlers Pantry
- \* Tiled Living Areas
- \* Carpeted Bedrooms with Built-In Wardrobes
- \* Large Main Bedroom with Walk-in Closet
- \* Double Garage with Internal Access
- \* Plantation Shutters
- \* Low Maintenance Garden

## 33 Diamond Drive PORT MACQUARIE, NSW

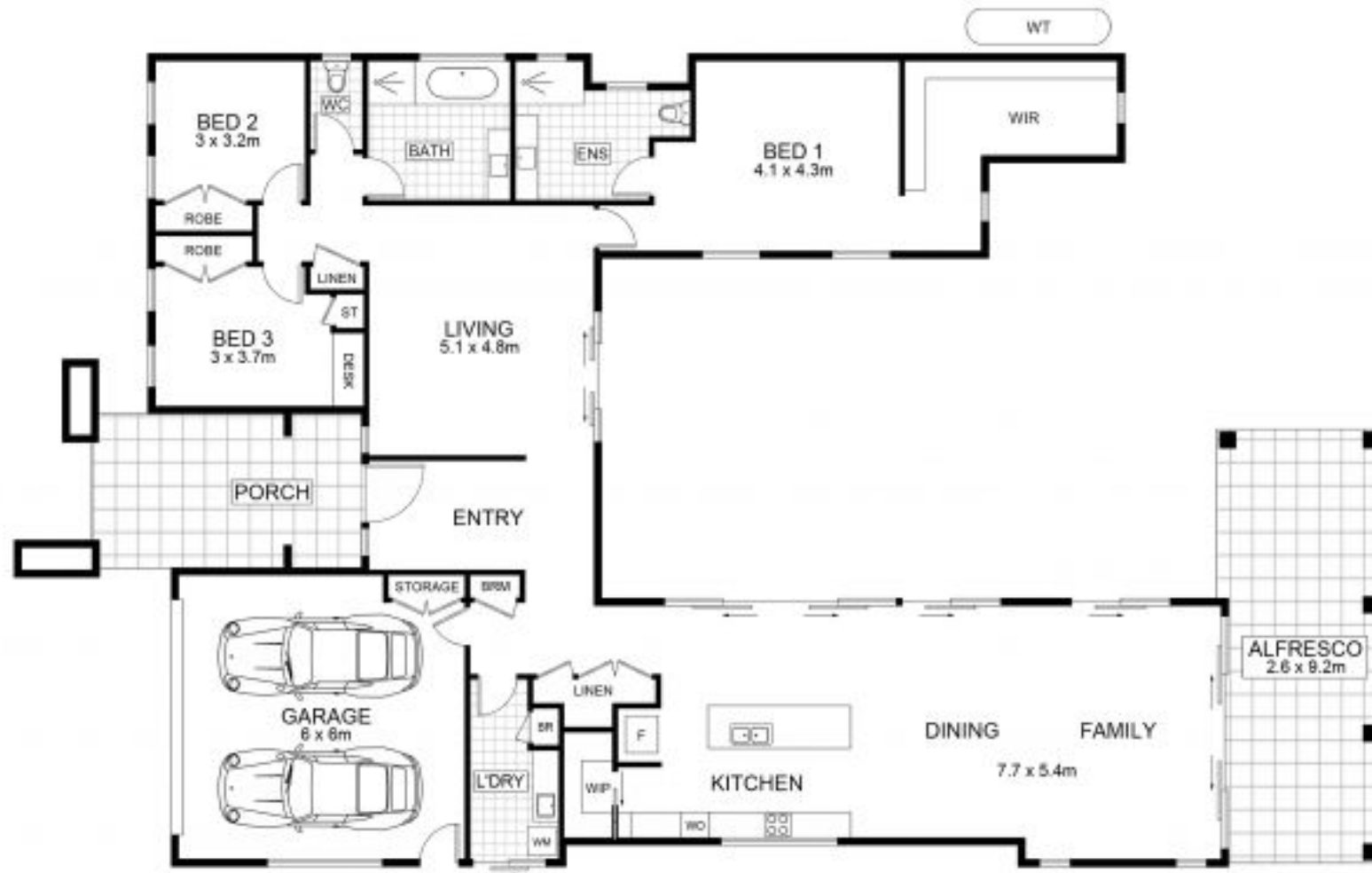
**Price:** \$1,500,000  
**Council Rates:** \$3,100.00/year (approx)



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### 33 DIAMOND DRIVE, PORT MACQUARIE

Disclaimer: Dimensions are approximate. We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.



Internal Area : 226 sq. m.  
 External Area : 33 sq. m.  
 Garage Area : 40 sq. m.