

**1/10 Braemar Drive, Port Macquarie, NSW 2444**



**Sold Villa**

Monday, 28 August 2023

1/10 Braemar Drive, Port Macquarie, NSW 2444

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 118 m2**

**Type: Villa**



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**\$530,000**

Attention investors and first home buyers! Don't miss out on this rare opportunity to own a truly remarkable villa that ticks all the boxes. Welcome to your dream property: a spacious 3-bedroom, 1-bathroom home with a lock up garage, perfect for those seeking both comfort and potential investment returns. Built in 1998, this gem offers a unique combination of vintage charm and modern convenience. Situated in a highly sought-after location, this unit boasts proximity to renowned schools and a variety of shopping options. Step inside and be captivated by the classic yet timeless features that exude character and warmth. Imagine cozy evenings in the large lounge area, where you can relax and unwind with your loved ones. In terms of storage, this unit has you covered. The large built-in robes in each bedroom provide ample space for all your belongings, keeping everything organized and easily accessible. The unit also features a delightful porch, providing the perfect spot for enjoying your morning coffee or basking in the serenity of the surroundings. Embrace the natural light and warm breezes as you embrace the joys of outdoor living. One of the standout features of this property is its wide driveway and secure parking, ensuring your peace of mind and convenience. You'll never have to worry about finding a parking spot or the safety of your vehicle. Invest in your future or make this your dream first home. The possibilities are endless with this fixer-upper opportunity. Put your personal touch on this unit and witness the transformation unfold before your eyes. Don't wait any longer to secure your piece of real estate gold. Whether you're an astute investor or a first home buyer, this unit promises value, location, and vintage charm. Seize the opportunity today and unlock the potential of this remarkable property!

- Ideal for investors and first home buyers seeking a spacious 3-bedroom unit-
- Vintage charm meets modern convenience in this well-built gem-
- Close proximity to renowned school and a variety of shopping options
- Large lounge area for cozy gatherings and relaxation-
- Delightful porch for enjoying outdoor living and the tranquil surroundings
- Wide driveway and secure parking for peace of mind and convenience
- Low-maintenance garden and north-facing orientation for a bright and inviting atmosphere.
- Ample storage with large built in robes in each bedroom

Property Details: Council Rates: \$2,500 pa approx  
Strata Rates: \$744.13 pq approx.  
Rental Potential: \$500 - \$520 per week

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