

**1/10 Jabiru Way, Port Macquarie, NSW 2444**



**Sold Villa**

Friday, 18 August 2023

1/10 Jabiru Way, Port Macquarie, NSW 2444

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 295 m2**

**Type: Villa**



Greg Bates

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## Contact agent

Are you looking for the perfect investment property? Low-maintenance family home? Or maybe a place to downsize with all the modern comforts? Whatever your requirements you simply can't go past this immaculately presented and surprisingly spacious 3-bedroom villa. With absolutely nothing to do and fresh as a daisy, the best part is there is only one neighbouring villa, and it's freestanding, so it feels just like a house but more affordable and less outdoor maintenance. Winner! You will love the light and bright open-plan living spaces that open onto an alfresco overlooking an easy-care backyard with lush level lawn. This sunny spot enjoys a north aspect and is fully secure with room for children to play safely or accommodate pooch. The centrally positioned kitchen includes brand new appliances, durable stone bench tops, and excellent storage. For added comfort there is reverse cycle air-conditioning and ceiling fans. Tucked away is a private master bedroom with extensive built-in robes and spotless ensuite. Two guest bedrooms provide air-conditioning and ceiling fans, serviced by the main bathroom fit with a shower, bathtub, and separate WC. The perks continue with solar panels, solar hot water, security screens for peace of mind, well-appointed laundry, and double remote garage. The current owners have kept this property meticulously maintained and added brand new features including an electric oven and cooktop along with quality fencing around the yard area. This house proud family-friendly neighbourhood is surrounded by nature and just around the corner from an array of parkland reserves and playgrounds. Enjoy the convenience of just minutes to the Lake Innes Shopping Village, Little Fish Cafe Vineyard, hospital, and university. Highly regarded St Columba School is only 600m from the doorstep. So much to offer, we know this one won't last long, so get your skates on and move it, move it! Fantastic value for the size, quality appointments and prime location!

**Property Descriptions-** Immaculate, easy care, modern & all level- RC air-con, ceiling fans, solar hot water- Sun-drenched secure backyard- Brand new appliances and fencing- Spacious bedrooms with built-in robes- 900m to Lake Innes Village Shopping Centre- 600m to St Columba School, nearby parklands- Move in ready, nothing to do, Great Value!

**Property Details:** Council: \$2,580 p/a approx. Self Managed Strata: Paid up until June, 2024 Land Size: 295 m2 approx Rental Potential: \$550 - \$580 p/w approx

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