

1/18 Ashdown Drive, Port Macquarie, NSW 2444



Unit For Sale

Wednesday, 24 April 2024

1/18 Ashdown Drive, Port Macquarie, NSW 2444

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



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\$520,000 - \$540,000

Explore this low-maintenance villa nestled in the ever-popular Lighthouse Beach pocket. Situated within a boutique block of only two villas, this residence offers a lifestyle of ease and convenience. The two owners have opted for self-management to keep fees to a minimum. Step onto the front balcony, a serene spot to bask in the morning sunlight. Upon entering through the front door, you'll encounter a welcoming open-plan lounge/dining area adorned with delightful feature walls, illuminated by sunlight streaming in. This space seamlessly connects to the spacious, functional kitchen at the rear of the villa. Adjacent to the kitchen is the laundry, equipped with a handy cupboard providing direct access to the rear courtyard with a clothesline. Enjoy the convenience of internal access from your single garage, complete with an auto remote for added ease. Both the main and secondary bedrooms boast built-ins, and the bathroom features both a bath and shower recess. Additionally, there is a separate toilet, adding further practicality. Conveniently located within walking distance to Tacking Point Primary School and just moments from the beach, Lighthouse Beach eateries/cafes, and specialty shops. Just a minute's walk away lies the beautiful, tree-lined Ashdown Reserve, perfect for leisurely strolls. This villa is ideal for retirees, downsizers, first-home buyers, and investors alike. Investors can anticipate a fantastic rental return of nearly \$500 per week. - Villa in Lighthouse Beach, low maintenance- Boutique block of two, self-managed- Walk to Tacking Point School, moments to eateries and specialty shops- Lighthouse Beach only a few minutes away- Open plan lounge and dining, air conditioning- Front balcony that captures early morning sun- Two sizeable bedrooms, both with built-ins- Single garage with remote, plus internal access- Includes dishwasher, handy cupboard in laundry- Separate toilet, bathroom with both bath and shower recess- Suit downsizers, first home buyers, investors Council Rates: \$2,590 pa approx. Rental Potential: \$470-\$500 per week