

**1/43 Church Street, Port Macquarie, NSW 2444**



**Unit For Sale**

Friday, 5 January 2024

1/43 Church Street, Port Macquarie, NSW 2444

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Michelle Percival  
0404466500



Glenn Scott  
0417019756

## Guide \$500,000-\$530,000

Sensationally situated for investment or lifestyle, this ground floor central unit is a 10 minute walk from Port Macquarie's Town Beach and the vibrant CBD. Set just two blocks back from the coastline and providing ease of access to lifestyle amenities, restaurants, Port City Bowling Club and the town's central retail and cultural precincts, this two bedroom residence is offered with vacant possession, but with its solid rental history, will appeal to homeowner and investor alike. Open plan living opens onto a covered outdoor patio creating an extension of living. The modern kitchen with dishwasher and electric cooking appliances is light filled and with contemporary appeal. The master bedroom has a built-in robe, the bathroom is separate to the laundry, and internal access from the garage is a practical convenience. Reverse cycle air conditioning provides year round climate control and comfort. Unlock the potential of this property to add further value over time with aesthetic updates, and capitalise on its prime position on a wide and quiet street. Take a moment to appreciate the proximity of local conveniences – a mere three-minute walk to the local shops, with a butcher, bakery, fruit and veg, and a supermarket. Imagine a daily swim at nearby Town Beach, walks along the Hastings River foreshore, or coffee at any one of the the local eateries... the opportunity to secure your future is now! This versatile unit caters to the aspirations of homeowners, investors, and holiday enthusiasts alike, presenting an ideal opportunity for a range of lifestyles. For those seeking a permanent residence, the property's prime location offers a lifestyle of unparalleled convenience. Savvy investors will appreciate the solid rental history, promising consistent returns. Meanwhile, holidaymakers looking for a coastal retreat will find the unit to be the perfect base, providing proximity to local attractions and a relaxing ambience. Furthermore, with the potential for future improvements and updates, this unit becomes not just a residence but a wise investment for those planning their retirement, ensuring a comfortable and enjoyable haven for years to come. Embrace the flexibility this property affords, accommodating various dreams and aspirations for a home, an investment, or a holiday escape that can evolve seamlessly into a retirement sanctuary.