

**1/5 Parkway Drive, Tuncurry, NSW 2428**



**Villa For Sale**

Saturday, 11 May 2024

1/5 Parkway Drive, Tuncurry, NSW 2428

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Villa**



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## Guide \$599,000 - \$619,000

Looking to downsize in retirement, purchase your first home, or invest wisely? Look no further! This 2 bedroom, 1 bathroom, 2 car contemporary villa hits the nail on the head. The home enjoys a great sense of spaciousness with a comfortable flow created between the modern kitchen, dining and living areas. Each bedroom is very well proportioned for queen bedroom suites with plenty of built-in robe space and light to fill the spaces. - Renovated 2 bedroom, 1 bathroom villa with second toilet- Contemporary renovated bathroom and kitchen- Generous open plan lounge/living room - Both bedrooms feature ducted air-con and built-in robes - Sunroom adjoins rear backyard with easy care garden- Side access for the boat, caravan or other vehicles- Newly installed roof (2022)- Fully enclosed rear yard for kids or pets- Ample front lawn area and garden- 1 of 2 villas with each home facing a separate street- Potential for a carport (STCA)- Bore water system with pump- On the local bus line for easy access to town- Pest and building report available on request- No Strata fees, only shared building insurance! Property Details: Council Rates: \$776 per quarter Rental Potential: \$450 - \$470 per week The renovated kitchen and bathroom areas add a touch of modern luxury and convenience to everyday living and with ducted air conditioning through the home, your comfort will be looked after all year round with a robust system installed. If you also wish to utilise gas heating, that is also available for your convenience. Flowing from the kitchen, the sunroom at the rear of the home offers a cozy retreat to relax and unwind. The villa enjoys a fully enclosed rear yard, providing an ideal space for kids and/or pets to play in a safe and secure setting. A low-maintenance rear garden makes outdoor living a breeze, whilst a bore water system with pump helps you save on water bills. Being only one of two villas, each facing a separate street, you'll enjoy privacy and a sense of individuality, practically feeling like your own house! The only shared costs associated with the two villas remains being your shared building insurance. No other lofty strata costs are tied with this property. The villa also comes with generous and secure side access with potential for a carport (STCA) allowing you to effortlessly park your boat, caravan, or any other vehicles with ease and peace of mind. Convenience is key with a new automatic garage door, making parking hassle-free with internal access to the home from the laundry. Yet another great feature is the property's location on the local bus line; an easy access to town for all your needs and adventures is just a bus ride away only steps from your door! Outside, the ample front lawn area and garden invite you to indulge your green thumb or simply enjoy the outdoors. Plus, with a newly installed roof, you can rest easy knowing you have a durable and reliable home with no major milestone repairs on the horizon, unlike many other similar type properties of its age. Feel at ease with the whole buying process with a transparent and open presentation of this fantastic home; a pest and building report is already prepared and available at any time for your review making your buying journey that little bit easier. If you're tired of failing to find a home that wants to be lived in rather than worked on, I think you may have found your winner here. Call Mitch Clarke at Elders Lifestyle Group Forster-Tuncurry for more information on 0435 870 459. **DISCLAIMER:** The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matters.