

**1/7 Hibbard Drive, Port Macquarie, NSW 2444**



**Sold Villa**

Friday, 25 August 2023

1/7 Hibbard Drive, Port Macquarie, NSW 2444

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



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**\$675,000**

Easy comfortable living in this spacious villa nestled within an intimate complex of three only. This strata is self-managed ensuring on-going reduced fees while maintaining the allure of this well located residence. Situated on the well-recognised Hibbard Drive, enveloped by the elegance of multi-million-dollar homes, this villa presents an exceptional opportunity for those demanding space and a great lifestyle location. As you enter, a sun-drenched front porch invites you to watch the world go by, enjoying the northern exposure. Step inside to a well-presented haven of easy and open plan living supported by a bay window capturing sun-rays to ensure plenty of natural light. To the side of the open plan living is kitchen with stone benchtops. There are three generously sized bedrooms, each of them containing ceilings fans and built-in wardrobes. The master bedroom enjoys the benefit of an ensuite and like the main bathroom is tiled from floor to ceiling. For those who appreciate outdoor living, the private rear deck provides a compact private escape of relaxation. Practicality meets comfort with easy access from the double garage to the kitchen, making grocery shopping a breeze. The allure of this villa is further enhanced by its proximity to the riverbank and parks, where you can enjoy leisurely walks and maybe a fish. Extras include solar electricity, air conditioning, ceiling fans and ample storage. This easy living villa is nicely located in one of Ports most well-known streets and has excellent potential to enhance to suit your preferred style. - Hibbard Drive location, easy stroll to the river bank and parks - Self managed strata, boutique block of just three - Comfortable easy living villa with three large bedrooms - Kitchen with stone benchtops - Spacious open plan living villa, bedrooms with built-ins - Two bathrooms including ensuite, separate toilet - North facing with ample natural light - Surrounded by multi-million dollar homes - Includes solar electricity, air conditioning, ceiling fans, ample storage

Property Details: Council Rates: \$2,510 pa approx. Villa size: 208sqm approx. Rental Potential: \$520 - \$540

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