

# 11A Clunes Street, Port Macquarie, NSW 2444

## Duplex/Semi-detached For Sale

Wednesday, 20 March 2024



11A Clunes Street, Port Macquarie, NSW 2444

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 212 m2

Type:

Duplex/Semi-detached



David Plews  
0265841199



Katie Rawlinson  
0407666983

**\$465,000 - \$495,000**

This modern and contemporary villa provides extreme low maintenance, offering you a hassle-free lifestyle. Located in a five-year old boutique complex of just two residences. Once inside you will notice the sun-drenched interiors which are complemented by crisp white interiors. The open-plan kitchen/dining and living area are tiled for easy upkeep, perfect for the busy lifestyle. There is a covered outdoor area that abuts and overlooks the private north-facing rear low maintenance grassed yard. This is a nice bit of private space outside that could be really enjoyed. This modern nothing to do villa is equipped with all the conveniences that include dishwasher, gas cooktop, air conditioning, water tank and gas water. The bedrooms are sizeable featuring carpet, built-in robes and ceiling fans to provide extra comfort. Will suit those that are downsizing, first home buyers or an investor – this residence offers an easy living functional layout plus contains a read-made perfect tenant in place – the lease expires 5th September 2024 and they are paying \$440 per week. This villa is located close to the university and other amenities like Coles Supermarket and is affordable without compromising on quality. We believe this will attract much attention due to its location, age, low maintenance and price point – we encourage all potential buyers to act rather sooner rather than later. - Affordable villa, modern and contemporary- Minutes to university, Coles and shopping centre- Super low maintenance- Boutique block of just two- Open plan kitchen, dining and living- Light interiors, white crisp interiors- Sizeable bedrooms, both with built-ins and ceiling fans- Covered outdoor- North facing low maintenance yard- Air conditioning, gas cooktop, gas water, water tank, dishwasher- Suit investors, downsizers and first home buyers- Ready made perfect tenant paying \$440 per week, expiring 5th Sept 2024- Just 5 years old, claim depreciation if investing- Vendors open to a longer settlement Property Details: Council Rates: \$2,500 pa approx. Land Size: 212 sqm Rental Potential: \$450 - \$480 per week 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.