

**12/8 Sherwood Road, Port Macquarie, NSW 2444**



**Villa For Sale**

Wednesday, 17 January 2024

12/8 Sherwood Road, Port Macquarie, NSW 2444

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Villa**



Greg Bates  
0418112025



Emily Hay  
0432629713

**\$590,000 - \$625,000**

Whether you're aiming to downsize, step into the property market, or make a savvy investment, your journey begins right here. Enjoy stress-free living approx. 3 min drive away from the bustling Innes Lakes Shopping Centre, Charles Sturt University, and Port Macquarie Base Hospital (950m). If you prefer to skip the drive, no worries – the bus stops right at the front of the property. It's all about convenience and ease, at your doorstep. Step inside, and you'll find a newly painted space giving off those fresh vibes. The lounge is soaked in natural light, seamlessly flowing into the meals and kitchen area for a laid-back setup where you can unwind and enjoy the peace and quiet. This delightful villa offers three bedrooms, each with built-in robes, and the main bedroom provides with its own ensuite for extra comfort. A mix of carpet and cool tiles throughout adds to the cosy feel. A relaxed private courtyard is an inviting spot for casual gatherings or downtime. Parking is hassle-free with the remote-controlled single garage, plus extra guest parking. Enjoy the added comfort of reverse-cycle air conditioning and ceiling fans. It's about easy living, pure and simple. Ready to unlock the door to your new lifestyle at 12/8 Sherwood Road? Open on Saturdays as advertised or contact us today to book your private inspection. Property Descriptions - Freshly painted, warm blend of carpet and tiles - Light-filled lounge room connects to meals/ kitchen - Close to Shopping Centre, schools, and Hospital - Private courtyard, single garage, bus stop at door - Well-maintained complex just a short drive into CBD Property Details Council Rates: \$2,000.00 p/a Rental Potential: \$525 - \$550 p/w Strata: \$829.36 p/a The information contained in the advertising of this property is not based on any independent enquiries or knowledge of 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.