

# 19 Clipstone Close, Port Macquarie, NSW 2444

## Sold House

Tuesday, 5 September 2023

19 Clipstone Close, Port Macquarie, NSW 2444

**Bedrooms: 5**

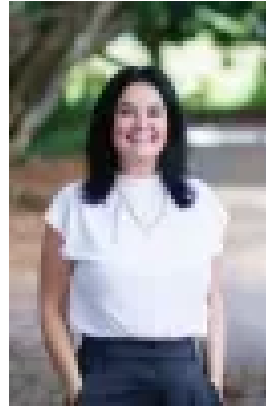
**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Paul Loughland  
0402639265



Caitlin McCormack  
0488361631

**\$875,000**

Welcome to an exceptional investment opportunity or amazing family home with the ability to have extended family live next door. Also with the added benefit of being located in a sought-after area! This 3 bedroom, 2 bathroom, double lock-up garage home with an attached 2 bedroom, one bathroom granny flat is bursting with investment opportunity. Nestled in a quiet street, this dual-income property is a perfect match for discerning investors looking for substantial returns. The main house features three generously sized bedrooms, with the master bedroom located at the front of the property, allowing natural light into the room and the house, complete with an ensuite bathroom. The other two bedrooms are positioned at the back of the house, ensuring comfort for all occupants whether it be a family or shared tenancy. The double lock-up garage provides secure parking and additional storage options, adding further value to the property. The attached granny flat offers two bedrooms and a well-appointed bathroom, offering independent living quarters for potential tenants or extended family members. Wouldn't it be nice to pick your neighbours? The granny could be available for parents, in-laws or a teenage retreat. The opportunity doesn't stop at residential, the Granny Flat with its own private access and single parking bay could be utilised for a small at-home business, office space or even an artist's studio. The options with this space are endless. Conveniently located near schools, parks, shopping centers, the Port Macquarie Base Hospital, airport and essential amenities, this property is highly appealing to tenants, guaranteeing steady rental income and low vacancy rates, ideal for the savvy investor. With its dual income potential and the ongoing growth in the area, this investment opportunity promises impressive returns for astute investors. This property has a healthy growth rate of 450% over the last 10 years. Don't miss out on this lucrative investment opportunity. Secure your financial future by exploring this fantastic property. Contact us today to schedule a private tour and unlock the full potential of this outstanding investment!

Gross yield over 6%  
NPB Office 0447 020 742  
Paul Loughland 0402 639 265  
Caitlin McCormack 0488 361 631  
Approximate Rates: \$757 per quarter  
Approximate Rental Return Combined: \$1,030 - \$1,100  
Approximate locations:-  
2.1km to Coles and Lake Innes Shopping Centre-  
3km to St Columba Anglican School -  
1.7km to Port Macquarie Base Hospital -  
6.8km to Pacific Highway -  
4.8km to Port Macquarie Post Office CBD-  
6.1km to Port Macquarie Airport

**DISCLAIMER:** 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.