

195 The Point Drive, Port Macquarie, NSW 2444



Villa For Sale

Thursday, 30 May 2024

195 The Point Drive, Port Macquarie, NSW 2444

Bedrooms: 2

Bathrooms: 1

Parkings: 1

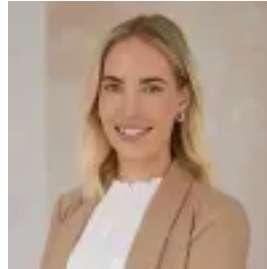
Area: 413 m2

Type: Villa



Greg Bates

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Emily Hay

0432629713

Price Guide \$500,000 - \$550,000

What a little cutie! Positioned directly across the road from koala reserve, this modern freestanding villa offers low maintenance living without compromising on privacy, comfort, or convenience. Just one of the highlights is its split level layout, adding character and interest. Be greeted by a porch entry opening into a cosy lounge and bedroom with built in robes. Both spaces captures a peaceful outlook across the outdoor greenery. Step up to an open plan kitchen and meals area flowing onto a secluded backyard including a paved alfresco and easy care garden beds. This delightful space perfectly captures the northern sun, and the best part, no mowing! On the other side is a further bedroom, also with built in robes, a stylish bathroom, linen closet, and concealed laundry. For year round comfort there is reverse cycle air conditioning in the main living area and ceiling fans throughout. The colour combination of fresh white married with soft neutral tones enhances the sense of space and creates a calming and cosy ambience. Additional inclusions are polished tiled floors, a gas cooktop and oven, dishwasher, gas hot water, crimsafe doors, plush carpets, built in robes, a water tank and single lock up garage. With only a small grassed area to maintain you'll have time to take a morning and afternoon stroll with pooch along the surrounding walkways amongst nature. Less than 10kms to beaches and approximately 5 minutes to the hospital, university, and shops, you can be guaranteed of a top little investment property or peaceful haven to call home. Don't dilly dally around at this value price point, call today before it disappears.

- Stylish and modern 2BR villa across the road from reserve
- Unique split level design adds character and charm
- Polished tiled flooring, heating-cooling, ceiling fans
- Private and secure paved backyard with garden beds
- Outdoor alfresco entertaining area captures sun
- Gas cooktop & oven, dishwasher, built in robes
- Crimsafe screen doors, gas hot water, single garage
- Paved walkways around area to enjoy outdoors
- Approx 5-minutes to schools, hospital, university, shops
- Less than 10kms into CBD and spectacular beaches
- Fabulous investment property or cosy digs to call home

Council: \$2,500.00 p/a approx
Land Size: 413 m2 approx
Rental Potential: \$470 - \$500 p/w approx
Strata Levies: Self Managed

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