

**2/33 Sapphire Drive, Port Macquarie, NSW 2444**



**Sold Villa**

Wednesday, 6 September 2023

2/33 Sapphire Drive, Port Macquarie, NSW 2444

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Alison Sheppard  
0421604626

**\$620,000**

Experience low maintenance living and spend some time doing the things you love. If some of those things happen to be walking on the beach, coffee with friends, or a game of golf, then look no further than this private and charming villa. One of only three in the complex the well-designed layout comprises three versatile bedrooms including a garden view master bedroom with access onto a 3-way bathroom. A neat and tidy kitchen services an inviting lounge and dining room capturing sunlight. Stylish Bamboo floors flow throughout, adding warmth to every space. Reverse cycle air conditioning and ceiling fans provide year round comfort. Outdoors is virtually maintenance free with a sunny paved courtyard at the front and a north-east oriented covered patio at the back, lined in delightful easy care gardens. A single remote garage provides secure access to indoors and includes a large laundry at the rear with WC. Located in a house proud street in Emerald Downs, you will love the convenience of living here, within 2kms to Lighthouse Beach, 500m to a picturesque 18 hole golf course, and only 600m to the Tacking Point Tavern and Emerald Downs Shopping Centre. Now that's handy! Investors take note, this villa is currently occupied by a mature couple on an expired lease who would love to stay on should it suit. A wise move as this property would be an excellent addition to your portfolio. Villas sell like hot cakes in this desirable neighbourhood, so don't procrastinate, pick up the phone and make the call today before someone else beats you to it.

Property descriptions

- Privately set back in complex of three
- Spacious kitchen with ample storage
- Cosy lounge room, large master bedroom
- Sunny front courtyard and north aspect patio
- Easy care gardens, no lawns to mow
- Reverse cycle air con and ceiling fans
- Walk to shops, tavern, golf course
- Single garage, nearby bus transport

Property Details: Council: \$2300 p/a approx. Strata: \$658.33 p/q approx. Rental Potential: \$500-\$525 p/w

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