

2/52 Calwalla Crescent, Port Macquarie, NSW 2444



Sold Villa

Thursday, 5 October 2023

2/52 Calwalla Crescent, Port Macquarie, NSW 2444

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 265 m2

Type: Villa



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\$550,000

Discover tranquility in this spacious two-bedroom villa, nestled in the highly desirable Shelly Beach. Adjacent to the complex lies the enchanting Calwalla Park, providing a peaceful haven for leisurely strolls and moments of escape. The interiors of this welcoming home are bathed in natural light, creating an uplifting ambiance. The living and dining spaces are generously sized, offering the perfect setting for relaxation or entertaining. Both bedrooms are roomy and feature built-in wardrobes. The delightful kitchen showcases timber benchtops and mosaic-inspired tiles, adding character to the heart of the home. Step outside to the covered outdoor area, an ideal spot for enjoying al fresco dining and embracing the coastal lifestyle. The bathroom has been thoughtfully updated, featuring both a bath and a shower. A separate toilet adds an extra layer of convenience to this well-designed villa. The lush lawn area requires minimal upkeep, allowing you to relish in your surroundings without the burden of extensive maintenance. Additional amenities include ceiling fans for comfort, a dishwasher for added convenience, and a garden shed for storage solutions. The dedicated single garage ensures secure parking for your vehicle. Currently tenanted until the end of October – the tenant has given notice to vacate. This villa offers an opportunity for comfortable and low-maintenance living. A brief 15-minute walk leads you to the pristine sands of Shelly Beach, perfect for morning strolls or afternoon relaxation. Experience the perfect blend of privacy, lifestyle, and convenience in this idyllic coastal retreat. Don't miss out on making this villa your own piece of paradise. - Rare Shelly Beach villa, low maintenance living- 15 minutes stroll to the beach- Nicely located adjacent to 'Calwalla Park'- Sun-bathed interiors, spacious lounge/dining- Sizeable bedrooms, both with built-ins- Updated bathroom with shower and bath, separate toilet- Trendy kitchen with timber benchtops and inspired mosaic tiled splashback - Covered outdoor, lush low maintenance lawn area- Ceiling fans, dishwasher, single garage, garden shed- Suit downsizer, retiree, investor, first home buyer

Property Details: Council Rates: \$2,550 pa approx. Strata Fees: \$850 Rental Potential: \$460 - \$480 per week

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