

2/6 Condon Avenue, Port Macquarie, NSW 2444



Villa For Sale

Thursday, 9 May 2024

2/6 Condon Avenue, Port Macquarie, NSW 2444

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Villa



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\$570,000 - \$610,000

Nicely placed in the popular Eastport enclave of Port Macquarie. Just a leisurely stroll from the CBD lies this gem residence - a cozy villa nestled in a boutique block of just four. Convenience is the name of the game here, with Hill St Shop a mere 250 metre shuffle plus the CBD a short 15-minute stroll or 1 Kilometre drive. Providing a remarkably low-maintenance lifestyle, this residence is perfect for those seeking comfort and ease. Immaculately presented, it invites you to simply unpack and settle in. Step inside to discover a welcoming ambiance, accentuated by new carpet and window furnishings throughout. The layout features three compact courtyards, including one accessed from the primary bedroom to capture the morning sun. Both bedrooms come complete with built-in robes. The kitchen is equipped with a dishwasher while ceiling fans provide year-round comfort. A single garage with remote access offers secure parking, allowing you to drive straight from the road to your abode with absolute ease. Positioned just minutes from the Lake Road medical precinct, this property promises utmost convenience. Whether you're a retiree seeking low maintenance, a professional couple craving accessibility, an astute investor, or a first-time buyer ready to embark on homeownership, this residence is sure to please. Residences like this on the east side of town do not become available every day - here is your opportunity. Eastport villa, boutique block of just four- 1km to CBD, 250m stroll to Hill St Shop- Close to medical facilities- Low maintenance, excellent condition- New carpet and window furnishings- Both beds with built-ins- Ceiling fans, dishwasher, garage with remote- Three compact courtyards, 1 off primary bedroom- Bathroom with both shower and bath- Access to garage directly from road- Nothing to do, just move straight in- Suit retirees, investors, first home buyers

Property Details: Council Rates: \$2,400 pa approx. Strata Rates: \$649.75 pq approx. Rental Potential: \$470 - \$500 pw

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