

2/9 Lord Street, Port Macquarie, NSW 2444



Unit For Sale

Thursday, 1 February 2024

2/9 Lord Street, Port Macquarie, NSW 2444

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



David Plews
0265841199



Katie Rawlinson
0407666983

\$600,000 - \$650,000

Discover a rare gem nestled in the heart of Port Macquarie's sought-after Town Beach precinct. This budget-friendly beachside apartment is part of a charming complex of just 9 units, offering the ultimate coastal living experience. Picture yourself starting your day with an exhilarating early morning swim at Town Beach, followed by a relaxed coffee at the renowned 'Salty Crew Café' as the sun graces the waves with its presence. And as night falls, drift off to sleep to the gentle sounds of the surf. Situated on the ground level, this sun-drenched unit seamlessly blends convenience with beachside living. Step from the inviting living area onto the north-facing terrace, extending effortlessly to a level common lawn area. From the terrace is minor ocean glimpses. With everything perfectly arranged but still room for improvement and a modern apartment, moving in and embracing the coastal lifestyle becomes effortless in one of Port Macquarie's most desirable locations. Enjoy the vibrant café culture, easy beach access, and proximity to the CBD, all just moments away. Savor the culinary delights of the area with leisurely strolls to nearby restaurants and the Port City Bowling Club. Additionally, take advantage of the manageable strata fees, approximately \$687.37 per quarter. For those interested, the latest Strata Annual General Meeting (AGM) minutes are readily available. Immerse yourself in a lifestyle where every day feels like a holiday, surrounded by the natural beauty and lively atmosphere of Town Beach. This is a fantastic opportunity to make coastal living your everyday reality. - Town Beach coastal location - Blue ribbon real estate - Affordable two-bedroom apartment, ground floor - Just a moment to the waves of Town Beach - Literally minutes stroll to restaurants and club - Moments to CBD - North facing, sun drenched interiors - Terrace that flows on to lawn area - Separate toilet - Exclusive lock-up garage - Offers further potential - Downsizers, first home buyers, airbnb, investors - Very reasonable strata fees (subject to change) - AGM minutes available to all interested parties

Property Details: Council Rates: \$2,050 pa approx. Strata Fees: \$687.37 pq approx. Rental Potential: \$400 - \$420 per week

DISCLAIMER: The information contained in the advertising of this property is based on information provided to 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.