

**25 Hudson Avenue, Port Macquarie, NSW 2444**

**Sold House**

Tuesday, 27 February 2024



25 Hudson Avenue, Port Macquarie, NSW 2444

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 542 m2**

**Type: House**



Ayla Bailey

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## Contact agent

Nestled on a 542m<sup>2</sup> level block just a stone's throw from all desirable amenities. This immaculate 3-bedroom cottage is an absolute charmer, guaranteed to immediately impress. Ideal for an investor, first-time homebuyer, or a retiree seeking a retreat. Positioned in a quiet setting at the desired northern end of the street, from here you can enjoy the benefits of being just a few kilometers from the CBD and beachfront. Be welcomed by a gorgeous Frangipani tree and easy-care gardens. A quaint porch entry leads into a fresh, light-filled oasis with high ceilings and original hardwood timber floors, adding further appeal to this home's character. An open-plan kitchen, dining, and living space seamlessly blend together, flowing onto a sun-drenched backyard, a beautiful space ideal for children to play or house your four-legged companion. Established deciduous Crape myrtle trees at the rear offer additional privacy. Adjacent to the lounge room are two spacious bedrooms and tucked away is a third bedroom with external access. Together with an adjoining WC, this versatile area is also highly suitable for an office or cosy sunroom. A roomy, accessible bathroom offers convenience and ease. Further notable features are replaced roofing, modern led ceiling fans, a freestanding cooktop-oven, built-in robes in the master bedroom, a single garage and Dad's shed at the rear, great for a workshop or storage. Side access to the expansive, fully fenced backyard provides an opportunity to construct a granny flat (STCA). You simply can't go past this location for convenience. Within walking distance is Settlement City Shopping Centre, the picturesque Marina foreshore, waterfront restaurants, trendy cafes, Hastings River, popular social clubs, Westport Park, schools, and so much more. Discover the delightful charm and endless possibilities this adorable property offers. An exciting opportunity to smartly invest or add your own personal touch and make this haven your very own home sweet home. With so much to offer it won't last long, so move fast and contact Agent Ayla Bailey today to organise a viewing. **DISCLAIMER:** The information contained in the advertising and or information of this property supplied is not based on any independent enquiries or knowledge of the agents, and the vendor and agents expressly disclaim any liability arising therefrom.