

25 Regatta Crescent, Port Macquarie, NSW 2444

House For Sale

Wednesday, 12 June 2024



25 Regatta Crescent, Port Macquarie, NSW 2444

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 619 m2

Type: House



Michelle Percival
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Guide \$645,000-\$665,000

The perfect alternative to a villa or townhouse, this Torrens title two-bedroom home is ideal for the first home buyer, downsizer or investor wanting to enjoy all the lifestyle benefits Port Macquarie has to offer. Situated within a seven minute drive of two major retail centres, clubs, the CBD and Town Beach, convenience shopping is just a 10 minute walk from your door. Enjoy the freedom an easy living footprint caters to while providing the benefit of private alfresco entertaining, delightful garden space, and an oversize double garage with roller door at rear and potential for mezzanine storage to be added. Interiors are low maintenance with tiled hallway and limed oak look floating flooring throughout the living zone - bedrooms are carpeted for comfort. Designed to provide flow yet separation if required, French glass door define the lounge from a generous dining zone with room for a study nook. The adjoining kitchen is dressed in white with muted accents for timeless appeal. Appointed with electric upright cooking and good storage, its central location allows for easy access to the large covered outdoor entertaining area. Screened for privacy it overlooks a garden oasis providing the perfect place for relaxing or entertaining family or friends. Two bedrooms each have built-ins and are serviced by a master bathroom with both bath and shower. A second toilet is a practical convenience. Seasonal comfort is paramount and catered to with reverse cycle air conditioning and the inclusion of ceiling fans to living areas and both bedrooms. Sensationally placed for proximity to medical, shopping and lifestyle amenities, this near central address will appeal to home owners and savvy investors. With a rent potential of \$520 per week, and proximity to Charles Sturt University, UNSW, Rural Clinical School, TAFE NSW, Port Macquarie Base Hospital and the nearby medical specialist precinct, the opportunity to capitalise on location is the perfect consideration for a rental portfolio.