

**25 Table Street, Port Macquarie, NSW 2444**

**House For Sale**

Friday, 31 May 2024

**hem**

25 Table Street, Port Macquarie, NSW 2444

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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## **Price Guide \$740,000 to \$780,000**

What a location! Perfectly positioned, within very close proximity to the CBD, restaurants, shops and all Port Macquarie has to offer, this fantastic cottage presents a great option for young families, first home buyers, investors or even a developer/ builder looking to take advantage of the 759sqm of level land. Upon entry, you are greeted by a deceptively large, light-filled floorplan. The versatile layout offers a large open plan kitchen, lounge and dining area. Accommodation features three bedrooms, all serviced by the family bathroom with a separate shower and toilet. A feature of the property is the large backyard with a North facing aspect, which is perfectly level and offers ample space to add a pool or extend the home. There is already the bonus of an existing utility room/granny flat, which is a welcome unique feature. Positioned in a tightly held pocket, within walking distance to the Growers Market Shopping precinct, CBD and with beaches close by, this is rare opportunity and is sure to attract a lot of attention. Lending itself to those looking for a renovation project, first home buyers, investors and developers looking for a rare property in a sought after position your early inspection is advised. Call the team at HEM property for more details.