

# 26 Octagonal Rise, Port Macquarie, NSW 2444

## Sold Duplex/Semi-detached

Thursday, 2 November 2023



26 Octagonal Rise, Port Macquarie, NSW 2444

Bedrooms: 4

Bathrooms: 2

Parkings: 1

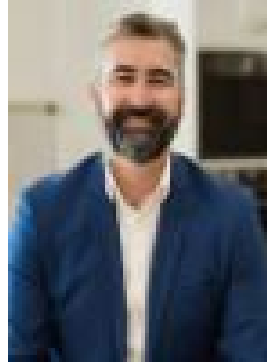
Area: 453 m2

Type:

Duplex/Semi-detached



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## Contact agent

Cradled within the serene Ascot Park estate, this amazing property presents an exceptional opportunity for those seeking a harmonious blend of comfortable living and lucrative investment potential. Comprising a contemporary four-bedroom home PLUS a fully self-contained two-bedroom granny flat, this property is an enticing prospect for investors, multi-generational families looking to the future, or those looking for a future home with supplementary income. The larger residence is superbly designed for ease of living, with level floor plan incorporating an open plan. The modern stone kitchen, equipped with gas benchtop cooking, under bench oven and dishwasher, creates a central hub with the convenience of a breakfast bar. The spacious dining and living area flow seamlessly to a covered entertaining space, perfect for gatherings and relaxation. With two bathrooms, reverse cycle air conditioning, and ceiling fans, every detail has been thoughtfully crafted for comfortable living. Adjacent to the main residence, the fully self-contained granny flat enjoys contemporary detail and functionality. The free-flowing floor plan merges a modern kitchen featuring gas benchtop cooking, under bench oven and a dishwasher, with a combined dining and living zone. Two bedrooms each have built-in wardrobes, the master bedroom offers direct access to the covered rear entertaining patio. This residence is further complemented by a well-appointed bathroom, reverse cycle air conditioning, and ceiling fans for year-round comfort. Both residences are currently tenanted, ensuring a secure income stream. The four-bedroom lease extends until June 2023, while the two-bedroom residence is leased until August 2024. Together, these properties generate a combined income of \$990 per week, making it an appealing prospect for savvy investors or those seeking a home with additional earning potential. Situated in the idyllic Ascot Park estate, residents enjoy easy access to local amenities, including two shopping centres, the nearby Port Macquarie Base Hospital and medical precinct, schools, childcare facilities, and the Charles Sturt University campus. This prime location offers the perfect balance of tranquility and accessibility to essential services. Whether you're considering a secure investment, multi-generational living, or a future home with an added income stream, this property provides a versatile and secure living arrangement, catering to a variety of lifestyle needs.