

3/31 Hibbard Drive, Port Macquarie, NSW 2444



Villa For Sale

Wednesday, 22 November 2023

3/31 Hibbard Drive, Port Macquarie, NSW 2444

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Villa



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\$625,000 - \$650,000

A charming villa nestled in a well-managed complex on the popular Hibbard Drive near the river. This residence is located in a small block of six and within the street is multi-million-dollar homes. This residence offers an easy lifestyle plus convenience at an affordable price. Still currently held by the original owner after 37 years who has beautifully maintained the property during this period. Once inside you are greeted with the open-plan living and dining area that is supported with extra-high ceilings that builds an atmosphere of space and light. Both the two bedrooms contain built-in wardrobes. The single garage is slightly longer than the regular length and contains an automatic remote control for ease. At the rear of the villa is a small and easy to maintain courtyard that the current owner enjoys to grow some vegetables. This location is simply brilliant being just a mere 350mtr stroll to the river-front reserve to sit back and enjoy the view or maybe cast a line. Also, within a 1km drive is the Aldi supermarket making grocery shopping a breeze. Additional features include ceiling fans, dishwasher, a separate toilet and air conditioning to provide year-round comfort. The villa ticks a lot of boxes however provides an opportunity to enhance and customise. This villa provides the perfect blend of easy living and a superb location near the river. - Charming two-bedroom villa, small block of six- Great neighbours, multi-million-dollar homes in the street- Easy stroll to the river-front reserve to enjoy the view or fish- 850m drive to Aldi- Open-plan living/dining, extra high ceilings- Extra-long single garage with auto-remote- Easy to maintain courtyard- Includes air conditioning, dishwasher, ceiling fans, separate toilet- Being sold by the original owner after 37 years who is moving overseas
Property Details: Council Rates: \$2,380 pa Strata Fees: \$491.81 Rental Potential: \$420 - \$450 per week
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