

34B Octagonal Rise, Port Macquarie, NSW 2444



Villa For Sale

Friday, 19 April 2024

34B Octagonal Rise, Port Macquarie, NSW 2444

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 132 m2

Type: Villa



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\$595,000 - \$630,000

Discover a home that embodies the essence of comfortable living, thoughtfully designed to harmonise with the needs of first-time buyers, savvy investors, or those looking to downsize. Nestled in a tranquil neighbourhood, this welcoming villa offers an inviting opportunity to embrace a lifestyle that combines convenience, efficiency, and the joy of belonging. At the heart of this home lies a spacious main living area, adorned with durable vinyl plank flooring that marries the aesthetics of wood with the practicality of vinyl. This space, illuminated by natural light that dances through large windows, is where daily life unfolds in warmth and comfort. The inclusion of a gas outlet ensures that your living area remains cozy throughout the seasons, enhanced by the gentle breeze of ceiling fans and the modern convenience of air conditioning. The kitchen, a masterpiece of functional design, features a skylight, sleek electric cooktop and oven. Food preparation is a pleasure with soft close cabinetry that adds a touch of sophistication and a gas stove that caters to the culinary enthusiast. Adjacent to the kitchen, the dining room offers a welcoming space for meals and memories, while sliding door access to the alfresco invites the outside in, perfect for entertaining or quiet reflection. Energy efficiency is at the forefront of this villa's design, with solar hot water and an electric door garage that combine to reduce your carbon footprint and energy bills. The addition of a rainwater tap on the alfresco underlines the home's commitment to sustainability, offering an eco-friendly option for gardening or outdoor use. Additional features include a separate spare toilet, enhancing privacy and convenience for residents and guests alike. Exterior pull-down blinds on windows ensure comfort is maintained by offering control over the amount of natural light entering the home. This villa is not just a house; it's a home that encourages a lifestyle of simplicity and efficiency. It's an ideal choice for those embarking on homeownership, looking to downsize without compromise, or investors seeking a property with a strong appeal to environmentally conscious tenants. Here, you can live comfortably, knowing every detail has been considered to support a sustainable, energy-efficient lifestyle. This villa represents not just a living space, but a stepping stone to a life well-lived.

- Ideal for first-time buyers, investors, or downsizers: located in a quiet neighbourhood.
- Comfortable living area, spacious with durable vinyl plank flooring and large windows.
- Year-Round comfort, gas outlet, ceiling fans, and air conditioning.
- Functional kitchen design, skylight, electric cooktop, oven, and gas stove.
- Sophisticated touches, soft close cabinetry in the kitchen.
- Entertaining and dining, dining room with sliding door access to alfresco area.
- Energy efficiency, solar hot water and electric garage door.
- Eco-friendly outdoor features, rainwater tap for sustainable use.
- Additional convenience, separate spare toilet and exterior pull-down blinds for light control.
- Promotes simple and efficient living, designed for a sustainable, energy-efficient lifestyle

Property Details: Council: \$2,500 p/a approx. Land Size: 132 m2 Rental Assessment: \$450 - \$475 p/w approx

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