

**39 Hill Street, Port Macquarie, NSW 2444**



**Sold House**

Sunday, 13 August 2023

39 Hill Street, Port Macquarie, NSW 2444

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 481 m2**

**Type: House**

## Contact agent

Rates \$2,760 pa | Land 481 sqm Be prepared to be amazed with this one-of-a-kind family brick home positioned on a 481m<sup>2</sup> corner block in one of Port Macquarie's most premier locations. This highly sought after Eastport location is only 800m (approx. 10 min walk) to patrolled Flynn's Beach and a short level stroll to parklands, picnic areas, alfresco cafes and coastal walks, Olympic pool, town library and the popular Port City Bowling Club. The generous floorplan stretches across a single level and features a spacious lounge, updated kitchen and dining room which flows seamlessly into the living room. Clever design sees two bedrooms with built in robes tucked away on the private right wing also featuring a master with ensuite and walk in robe, while the rest are serviced by a central bathroom. Desired extras include ceiling fans, reverse cycle air-conditioning, Crimsafe electric window shutters and further off-street parking for caravan/boat/car. The house can simply be left to enjoy in its original form, but there's also scope for renovators or developers to add their own value-adding enhancements over time (STCA). Exhibiting attractive street appeal and a family-focused floorplan this spacious home will be a highly sought after property for first home buyers, downsizers and investors alike. + Positioned in a quiet, level sought after location + Three bedrooms, main with ensuite + Two living areas + Single garage with extra storage + Side access for a boat/caravan + Private, low maintenance block

Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.