

**4/131 Bridge Street, Port Macquarie, NSW 2444**



**Unit For Sale**

Thursday, 11 April 2024

4/131 Bridge Street, Port Macquarie, NSW 2444

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



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**\$700,000 - \$745,000**

Experience the perfect blend of comfort and convenience in this affordable, spacious 3-bedroom apartment, ideally positioned on the western fringe of town. Located on the first floor, accessibility is effortless, ensuring ease of living. Embrace urban living at its finest as you leisurely stroll to nearby cafes, eateries, Settlement City, Horton St, or enjoy a scenic walk along the picturesque Hastings River. Upon entering, you'll be greeted by a beautifully updated and renovated interior featuring pristine white walls and an expansive open-plan lounge/dining area flooded with abundant natural light. The apartment showcases impressive modern hybrid flooring throughout, adding to its contemporary appeal. The sleek, streamlined kitchen boasts modern appliances, including a dishwasher, and ample storage space. Step out onto the north-facing balcony to enjoy river glimpses, creating the perfect setting for relaxation or entertaining. Both bathrooms have been tastefully updated, with the main bathroom featuring a bathtub for added luxury. Each of the three bedrooms is complemented by built-in wardrobes, offering practical storage solutions. A notable feature of this property is the tandem garage, providing additional space for either an extra vehicle or storage. Currently, excellent tenants are in place with a lease expiring on January 16th, 2025, paying a very healthy \$600 per week. Opportunities for affordable three-bedroom apartments of this calibre are rare, making this property ideal for owner-occupiers, investors, or those considering self-managed super funds.

- In-town unit, western fringe of CBD, 1st floor for easy access- Stroll to eateries, cafes, river walk, clubs, Settlement City- White crisp interiors, sun drenched interiors- Large open plan living/dining- All three bedrooms with built-ins- Sleek streamlined kitchen with dishwasher- Modern hybrid flooring throughout- North facing balcony, river glimpses- Includes ceiling fans, dishwasher, internal laundry- Handy tandem garage, for extra vehicle or storage - Excellent tenants, lease expires Jan 2025, paying \$600 per week- Suit owner occupiers, investors, self-managed super funds

Property Details: Council Rates: \$2,100 pa (approx) Strata: \$734 per quarter (approx) Rental Potential: \$575 - \$600 per week

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