

4/4 Highfields Circuit, Port Macquarie, NSW 2444



Apartment For Sale

Monday, 13 November 2023

4/4 Highfields Circuit, Port Macquarie, NSW 2444

Bedrooms: 1

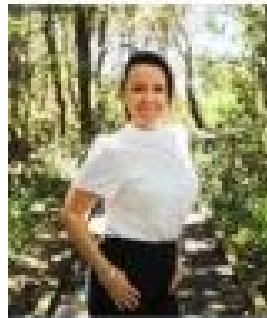
Bathrooms: 1

Parkings: 1

Type: Apartment



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\$380,000 - \$415,000

Step into the peak of convenience in the heart of Port Macquarie's vibrant medical and educational hub. Situated at 4 Highfields Circuit, Port Macquarie, this ground-floor apartment presents an outstanding prospect for both comfortable living and or investment. Situated in a sought-after security-gated complex, this spacious 1-bedroom studio apartment promises a modern and well-maintained living space. Boasting a prime location surrounded by medical suites, a major hospital, and three prominent university campuses, this is a property that truly epitomizes "Location, Location, Location."

Property Highlights:- Modern and well-maintained ground floor unit- Sleek kitchen featuring a dishwasher drawer- Open-plan dining and living area- Ceiling fan for year-round comfort- Study nook and storage- Outdoor courtyard area- Designated secure underground parking with remote control access

Upon entering, you'll be greeted by an open-plan layout that seamlessly connects the sleek kitchen, living, and dining areas. Here, a ceiling fan ensures a comfortable climate year-round, making it a welcoming space for relaxation and entertainment. Cleverly designed storage solutions ensure that clutter is never an issue, allowing you to keep your living space organized and uncluttered. The kitchen also features a dishwasher drawer for added convenience. For those who require a dedicated workspace for work or study, a convenient study nook is at your disposal, providing a quiet and focused environment. Additionally, you can unwind in your private courtyard surrounded with lush greenery, perfect for those moments of relaxation and leisure. In addition to the interior features, rest easy knowing that the property comes with designated secure underground parking, complete with remote control access for your vehicle. The apartment is currently tenanted, making it an appealing investment opportunity under the National Rental Affordability Scheme (NRAS). This scheme provides approximately \$11,000 per year in State and Federal Tax incentives on the investment return, making it an even more attractive proposition. For a sense of community and the utmost convenience, this property is the perfect choice. Don't miss your chance to be a part of this wonderful community in one of Port Macquarie's prime locations. For more information or to schedule a viewing, please contact our dedicated team at 0447 020 742 today. Strata fees approximately \$511.00 per quarter. Council rates approximately \$458.00 per quarter. Water rates approximately \$95.00 per quarter. Approximately located:- 140m to Port Macquarie Base Hospital- 950m to Charles Sturt University- 1km to Lake Innes Village Shopping Centre- 2.9km to TAFE NSW - Port Macquarie- 5.5km to Port CBD- 5.8km to Town Beach- 6.4km to Port Macquarie Airport

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