

**4/6 Mayfair Road, Port Macquarie, NSW 2444**

**Villa For Sale**

Tuesday, 21 May 2024

**hem**

4/6 Mayfair Road, Port Macquarie, NSW 2444

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Sarah Wright  
0423250974

## **Price Guide \$550,000 to \$600,000**

Set in a quiet cul-de-sac, conveniently close to local shops, medical facilities & private hospital, coastal walks and Port Macquarie CBD, this house-sized villa presents the perfect option for first-home buyers, investors and downsizers looking for easy-care single level living. As you step inside, you will discover a wonderful, light-filled interior that has a very spacious, air-conditioned open plan lounge area to the front. Facing East, it captures plenty of sun and cool breezes, and opens out through glass sliding doors to a private and low maintenance courtyard and garden, to provide a great space to relax and entertain. Back inside there is a quality kitchen overlooking your garden with plenty of storage and granite bench space, which opens to a casual dining area. There are two King-sized bedrooms both with built-in-robbers, master with a ceiling fan. Both bedrooms are serviced by a generous bathroom with separate bath & shower & WC. There is room for improvement, and to suit your taste by replacing carpet paint & light fittings to further enhance the property. The bonus of an oversized single lock-up garage with internal access and remote door is a massive plus as well as a garden shed in the courtyard for additional storage. Note. The garage is the only common wall to your neighbour, you have 298sqm on your title, and low strata of \$660 per quarter. With homes in this sought-after area in high demand, we recommend an early inspection.