

# 45 Orr Street, Port Macquarie, NSW 2444



## Sold House

Wednesday, 13 September 2023

45 Orr Street, Port Macquarie, NSW 2444

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 668 m<sup>2</sup>**

**Type: House**



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## Contact agent

Prepare to be amazed by the spectacular ocean, tree-lined and town district views from the upper level of this magnificent double storey home, situated in the prestigious Transit Hill area. This property not only serves as an ideal family home but also presents a lucrative investment opportunity. The entry level offers a bedroom and adjoining study space, bathroom, and French doors that open up to a versatile rumpus room/5th bedroom. This vast space is equipped with RC air conditioning and provides direct access onto outdoors. Furthermore, there is ample storage and a high-ceilinged double garage complete with a workbench. The possibilities are endless, with great potential for a home business, guest accommodation, or rental income (STCA). As you head up the timber staircase to the upper level, you'll be greeted by a light-filled kitchen, living, and dining area with awe-inspiring ocean and tree-lined views. At the rear is a full length sun-drenched balcony, and at the front is patio overlooking the enchanting treetops. The elevated north facing aspect draws in abundant natural light and a coastal breeze. Hybrid timber floors and elegant 4-step cornices add a touch of elegance to every room. The hallway leads to a spacious master bedroom with an ensuite, opening onto the balcony, and two additional bedrooms serviced by a modern bathroom. Outside, discover a lush, level lawn and a securely fenced backyard adorned with beautifully established gardens. Convenient side access is available for parking your caravan, adding to the convenience and versatility of this extraordinary property. Little wonder this street is so highly sought after, just 1.6km to family-friendly Shelly Beach, 1.9km to Hastings Primary School, 1.7km to the local shopping centre, and approx. 5kms into Port Macquarie's vibrant CBD. Nearby is Sea Acres National Park and Rainforest Café. Property Descriptions:- Magnificent north facing views across ocean & town district - Versatile downstairs area with living area, bedroom, bathroom - Sun-drenched balcony, front patio, side access for caravan - Light filled open plan kitchen, living area and dining space - Master bedroom with ensuite opens onto the balcony - Proximity to Shelly Beach, schools, shops, and rainforest Property Details: Council Rates - \$3,040 Approx P/A Land Size - 668.9 m<sup>2</sup> Disclaimer: The information contained in the advertising of this property is based on information provided to the agents, and the vendor and agents expressly disclaim any liability arising therefrom. The accuracy of the information cannot be guaranteed, and prospective purchasers should make their own enquiries and form their own judgement as to these matter