

**54 Hudson Avenue, Port Macquarie, NSW 2444**



**House For Sale**

Thursday, 2 November 2023

54 Hudson Avenue, Port Macquarie, NSW 2444

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 613 m2**

**Type: House**



Greg Laws

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**\$690,000 - \$705,000**

This handy location is just 1.6kms to Settlement City Shopping Centre, 400m to Westport Primary School, and less than 3kms into the heart of Port Macquarie's Town Centre and waterfront. With recent updates, you can be rest assured all the hard work has been done, right ready for the new owner to move straight in or lease the property out. The downstairs area offers a 4-car remote garage including a built-in sink, cupboard storage, and an adjoining bathroom. Upstairs is cosy and charming with a fresh white kitchen and laundry both featuring timber bench tops. The combined living and dining area opens onto a private patio overlooking a lawn area with easy-care gardens. This home's elevated aspect perfectly captures natural light, a coastal breeze, and peaceful outlook across the treetops. Wrapped around a 605m<sup>2</sup> block this property has great potential for future ventures. With the recent growth of Port Macquarie and surrounding areas, this is a great opportunity to secure real estate that is convenient to the CBD and facilities. Here's a great opportunity for the first home buyer or savvy investor looking to crack into the booming coastal market. Ensuring year-round comfort there is reverse cycle air conditioning, ceiling fans throughout and a wood fire. Recently sanded cypress pine flooring is not only durable but adds warmth and character. Cottage style lift up windows add further appeal. Tucked away are three light filled bedrooms, all with built in robes and brand-new carpet. A modern floor to ceiling tiled bathroom is well located to service all areas. Outdoors discover a securely fenced yard including a wraparound lawn area and sun-drenched saltwater inground swimming pool with a new sand filter. As the saying goes "Invest in property close to town and watch your investment grow". And with a corner block of this size, who knows what the future may hold! Rates - \$2,800pa - Ideal for first home buyers or investors - central location - Recently updated, ready for immediate occupancy or rental - Spacious downstairs area with a 4-car garage & bathroom - Cosy interior with charming kitchen, wood fire, 3-bedrooms - Recently sanded Cypress Pine floors, brand new carpet - Securely fenced yard includes inground swimming pool - Within 3kms to CBD, shops, cafes, schools, waterfront