

63 Gore Street, Port Macquarie, NSW 2444

PERCIVAL
PROPERTY

House For Sale

Thursday, 7 December 2023

63 Gore Street, Port Macquarie, NSW 2444

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 487 m2

Type: House



Michelle Percival
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Guide \$700,000-\$750,000

Located just a three minute drive from Port Macquarie's waterfront, this property delivers land-value buying to investors, families, renovators, and developers (subject to Council approvals). Offering the rare advantage of two separate flats, each is tenanted with long-term occupants who would love to remain in residence, providing stability and consistent returns grossing a combined \$575 per week. In a neighbourhood integrating new homes with old, this 487sqm block features wide street frontage adding flexibility to potential home improvements or development plans. Brilliantly located, this is an idyllic location to invest and land bank with a view to build your forever home, renovate in the future or redevelop (STCA). Packed full of potential and ready for transformation, this property is ideally situated a six minute walk from the Growers Market, IGA supermarket, and bakery. This address is an investment in a lifestyle! The larger of the two flats features solar hot water and a floor plan comprising a cozy lounge connected to an adjoining kitchen. A separate sitting room is flanked by one of the two bedrooms and the bathroom. The second flat welcomes you with a living space integrated with the kitchen. The bedroom is completed by an ensuite. Both flats are complemented by external laundries and convenient carports. Beyond its current status as a lucrative investment, this property presents an exciting opportunity for future development or as the foundation for your future house build. The potential for growth and transformation is evident, making it an attractive prospect for astute buyers. Whether you're seeking a strategically positioned investment with reliable tenants, or envisioning a future home or development project, act now to secure your slice of the sought-after mid-north coast lifestyle in Port Macquarie. Don't miss out on this golden opportunity - schedule your inspection today!