

# 9/20 Oxley Crescent, Port Macquarie, NSW 2444



## Villa For Sale

Friday, 2 February 2024

9/20 Oxley Crescent, Port Macquarie, NSW 2444

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Chris Koch  
0427831100



Abby Koch  
0488762600

## Price Guide \$700,000 - \$750,000

Rates \$2,505 pa | Strata \$763.37 pq You can bet your bottom dollar it is! And let me tell you, the location is simply unbeatable! Nestled back on a private road within a quiet boutique complex, this delightful villa not only offers privacy but also boasts abundant space and immaculate presentation. It's a hidden gem that will steal your heart the moment you step inside. If you're ready to embrace the wonders of coastal Port Macquarie, then this is the place to be. Enjoy the convenience of a leisurely stroll to the Port City Bowling Club, Players Theatre, shops, restaurants, alfresco cafes, and patrolled Town Beach. Top-notch medical facilities, including the Private Hospital, are also within easy reach. Step inside, and you'll find a bright and airy interior featuring an open-plan, air-conditioned kitchen, dining, and living area. Three generously sized bedrooms with built-in robes offer ample storage space. A spotlessly clean bathroom is complete with a bathtub and is adjacent to a second WC for added convenience. Modern coastal-style floors, combined with charming timber accents, create a cosy and inviting atmosphere. The outdoor space is simply incredible. Picture yourself relaxing or entertaining friends and family on the large covered patio or soaking up the winter sun on the paved terrace. A lush lawn area at the side of the property is ideal for your very own veggie garden or pooch. Need extra storage? No problem! There's a handy garden shed, along with a single remote garage with roller door access to the rear. If you've been patiently waiting for the perfect villa in the perfect location, your dream home has finally arrived. Guaranteed, it will be love at first sight. Don't waste another moment; call us now to arrange an inspection before it's too late!

- + Spacious, immaculate, and private
- + Short stroll to Port City Bowling Club, beaches, shops, & cafes
- + Light, bright, and airy interior with open-plan living
- + Three generous bedrooms include built-in robes
- + Incredible outdoor space with a large entertaining area
- + Single remote garage with access to yard, additional WC

Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.