

**3 Dixon Avenue, Port Macquarie, NSW, 2444**

**House For Sale**

Thursday, 26 September 2024

**hem**

3 Dixon Avenue, Port Macquarie, NSW, 2444

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



David Evans

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## **Nobbys Beach Classic, Packed With Potential**

Directly across the road to a choice of beautiful beaches, this quality, brick and tile home, set on a large, level block and with dual street frontage offers endless potential and a rare opportunity for those in search of the dream coastal lifestyle, or perhaps those with an eye to future development.

Behind the commanding and solid façade, you'll discover a well-maintained interior with a very functional tri-level design that would suit many family set-ups. Upon entry, the very spacious lounge/ dining area is flooded with natural light and features freshly painted interiors and original hard wood flooring. The adjoining kitchen has been updated and offers masses of storage and there is an adjoining dining area also.

On the upper level, there are three double bedrooms, all which feature built-in-robos and one of which even catches a slight glimpse of the ocean. The main bedroom has its own ensuite bathroom and there is also a neat and tidy family bathroom next to beds two and three. On the lower level, there is a rumpus area, laundry, third shower and toilet and a very large double garage with great storage. A second driveway, also leads to a carport, so there are plenty of parking options.

Perhaps the best feature has to be the location and multitude of opportunities it presents to a new owner. Set on a very rare corner block, with Northerly aspect and dual street frontage, the option to capitalise on the sought-after location is clear. Renovate and extend the current home or possibly knock-down for the ultimate project to create your dream, forever home or possibly build some high-end duplexes STCA.

Properties like this, in such highly sought after beachside locations are a rare find today and present an opportunity not to be missed. We are selling on or before auction day, so contact HEM Property today for full details.

- Double lock-up garage, plus a carport
- Scope to re build, renovate, extend or modernise and create the ultimate coastal dream home
- Freshly painted interior
- Beautiful gardens front and back
- Sought after street surrounded by quality homes
- Beaches, shops and restaurants all just minutes walk away