

**4 Morrish Street, Port Macquarie, NSW 2444**



**Sold House**

Thursday, 29 February 2024

4 Morrish Street, Port Macquarie, NSW 2444

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 608 m2**

**Type: House**



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**\$695,000**

Nestled in the heart of the popular Eastport precinct, this property is a timeless gem awaiting its next chapter. A fantastic location that provides easy proximity to the CBD and beaches, saving valuable travel time. Also to note located in the vicinity is Hill St Shop 200m, Town Library 600m and the Town Pool 700m. This location is all about convenience. Nicely positioned and elevated to capture refreshing summer breezes, this oldie but goodie sits on a flat rectangular block spanning 608 square meters. Convenient side access adds to its appeal providing opportunity for those with some vision. Perfect for home buyers, investors, and developers alike, this property presents a myriad of possibilities. Whether you're looking to create dual accommodation at the rear (subject to council approval), embark on a knockdown-rebuild project, or simply embrace the charm of this existing and well maintained 1950s-style home, the choice is yours. Step inside to discover a residence brimming with character, featuring high ceilings and generously sized bedrooms complete with built-in wardrobes. Convenience is key with a second toilet nestled within the laundry, while a garage and carport provide ample parking space. Venture to the rear of the home to find an extra utility room, offering versatility as a second living area or third sleeping spot – ideal for accommodating guests or creating a peaceful out of the way indoor space. Don't miss your chance to secure a slice of Eastport paradise and unlock the full potential of this versatile level property. The owners are selling for the very first time in 48 years – which means they are serious sellers and are determined to gain a result come auction day. - Eastport location, 13 min walk to Horton St- Hill St Shop 200m, Town Library 600m, Public Pool 700m- Minutes to beaches- 1950's style home, with character - Level living, high ceilings- Convenient side access- Utility room at rear for second living or third bedroom- Suit young builders to update and add granny flat (subject to council approval)- Renovate or develop, opportunity plus- Selling after 48 years of ownership- Pest and Building Reports are available for all interested parties Property Details: Council Rates: \$2,900 pa (approx) Land Size: 608 sqm (approx) Rental Potential: \$400 - \$425 per week 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 matters.