

**18 Merrymen Way, Port Macquarie, NSW, 2444**



**House For Sale**

Thursday, 31 October 2024

18 Merrymen Way, Port Macquarie, NSW, 2444

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Affordable Torrens Title Home in Central Location

Rates \$2,750 pa | Land 368 sqm

Discover the perfect blend of comfort and convenience at 18 Merrymen Way. This charming home offers low-maintenance living, making it an ideal choice for first-time buyers, savvy investors, or those looking to downsize.

Step into a welcoming lounge room that seamlessly flows into a brand-new kitchen, complete with fresh paint, carpet and new timber-look flooring throughout. The heart of the home opens onto a spacious sunroom, which takes full advantage of the North-to-rear aspect, bathing the space in natural light. Large windows surround the sunroom, creating a bright and airy atmosphere. For added comfort, reverse-cycle air conditioning in the living area ensures a pleasant environment year-round.

This home features three bedrooms, all fitted with ceiling fans and built-in robes. The master bedroom boasts an oversized robe, providing ample storage space. A spacious bathroom and an additional toilet in the laundry offer convenience for busy mornings and guests.

Outdoors, you'll find two private and sunny courtyards, perfect for relaxation or entertaining. The property is also securely gated, making it a safe haven for your furry friends. Easy-care garden beds add a touch of nature for those with a green thumb. The lockable double garage, equipped with a workbench, offers excellent storage solutions and a space for DIY projects.

Situated in a central location, 18 Merrymen Way is close to everything you need! It's just a 5-minute drive to Lake Innes Shopping Village, the Base Hospital, Bunnings, local gyms, Charles Sturt University, and St Columba Anglican School. Additionally, the CBD and beautiful beaches are only 5km away, providing endless opportunities for leisure and convenience.

Don't miss out on the opportunity to secure this move-in ready adobe. Contact us today before it's too late!

- + Affordable & low-maintenance Torrens title home
- + Brand new kitchen, flooring & paint throughout
- + North-to-rear aspect captures natural light & breeze
- + Reverse-cycle air conditioning & ceiling fans
- + Sunny courtyards, securely gated for pets
- + 5 minutes to shops, hospital, uni, schools & amenities

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.