

10 Federation Gardens, Port Macquarie, NSW 2444



Villa For Sale

Wednesday, 8 January 2025

10 Federation Gardens, Port Macquarie, NSW 2444

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Villa



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Price Guide \$610,000 - \$630,000

Rates \$2,500 pa Privately set back with the ideal northeast rear aspect, this beautifully presented villa offers a multitude of unique features that make it truly one of a kind. Nestled within a boutique complex in a quiet and tightly held address, conveniently located near public transport, just 1km from the Private Hospital, 500m stroll from Hill Street Store, and only a five-minute drive to the heart of the CBD. Impressive from the outset, a charming facade greets you as you make your way down the wide driveway, lined with fragrant lavender. The manicured front garden and porch entry create a warm and welcoming ambience. Step inside to discover a haven of comfort and serenity, featuring a cosy lounge room, a casual meals area, and a tidy kitchen, including abundant storage and quality Westinghouse appliances. For year-round comfort, enjoy ducted and zoned air conditioning alongside new ceiling fans. Tinted windows and outdoor retractable shades enhance energy efficiency while ensuring complete privacy. Tucked away are two delightful bedrooms, comprising a queen-sized retreat and a versatile guest suite, which can easily serve as an office if desired. Both bedrooms feature custom built-in robes and are serviced by a spotless bathroom complete with a bathtub, accessible shower and a separate WC. The securely fenced backyard is nothing short of beautiful, a low-maintenance space requiring no mowing, perfectly oriented to capture sunshine and a coastal breeze. Discover a spacious covered patio perfect for accommodating a six-person outdoor dining table, a large garden shed with built-in shelving, and several secluded sitting nooks where you can relax amidst the lush greenery and vibrant blooms. Ideal for the hobbyist, the property includes an attached single remote garage with ample room for a workshop or creative area, complete with wall-mounted storage. At the rear, a well-appointed laundry features extra storage and a second WC. Absolutely flawless, this villa is indeed a rare find, a place to cherish that you will be proud to call home! + Exceptionally maintained charming villa in a quiet locale + Private and secure with an array of sunlit & shaded nooks + Ideal aspect, custom storage, spacious bedrooms + Ducted and zoned air conditioning & new ceiling fans + Spacious alfresco, low-maintenance, beautiful gardens + Nearby bus stop, 1km to Private Hospital, 5 mins to CBD 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.