

**4/2a Toorak Court, Port Macquarie, NSW, 2444**



**Villa For Sale**

Tuesday, 14 January 2025

4/2a Toorak Court, Port Macquarie, NSW, 2444

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Alison Sheppard  
0265841199

## Great Buying- Modern Villa in Ultra Convenient Location

Tucked away in a leafy precinct in a neat and tidy complex sits this exceptionally priced modern villa, perfect for the keen investor, first home buyer, or those looking for low maintenance living with the benefit of being close to everyday facilities.

The thoughtfully designed layout makes use of every available space from the sleek galley kitchen to the light filled open plan living and dining area flowing onto alfresco entertaining. A private backyard offers an easy care level lawn and garden beds.

Two well positioned bedrooms include extensive built-in robes and are serviced by a spotless bathroom with a luxurious bathtub. The laundry provides an additional WC and storage. Rich timber look floors feature throughout the living spaces adding warmth and texture to the fresh colour palette. Three step ceiling cornices and square set finishes showcase the villas attention to detail finishes. For year round comfort there are ceiling fans throughout.

All the essentials are within easy reach including the Lake Innes Shopping Village, medical facilities, Base Hospital, University, and the ever so big Bunnings Centre. Port Macquarie's waterfront and vibrant CBD with its trendy shops, cafes, and restaurants are an approx. 5 minute drive away. There is a single lock up garage however this prime location has the advantage of nearby public transport if required.

A secure investment property, or quiet place to unwind and live a comfortable lifestyle, we are sure you will agree at this affordable price point low maintenance living has never looked better!

### Property descriptions

- 5-minutes to shops, Hospital, Bunnings
- Durable timber look floors, 3-step cornices
- Modern galley style kitchen offers great storage
- Low maintenance indoor/outdoor living
- Extensive built-in robes in both bedrooms
- Great value buying in central location

### Property Details

Council Rates: \$2,410 p/a approx

Strata Rates: \$550 p/q approx

Rental Potential: Please contact agent for further information

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