


30 The Tiller , Port Macquarie, NSW 2444

Sold - 11/11/2021

House 3  2 



Imagination, Renovation & Capitalization

NOTE: This property will be SOLD under the hammer, you must pre register to bid. Contact the agent to obtain the registration documents.

Open for Inspection

By Appointment.

This is when it pays to have mates - This knock about property really does need work, but the price is right! Every room in this house could be improved, with a little work and a dash of inspiration. This residence has the potential to be a very valuable asset.

Perched on the high side of the road, set back for privacy and hosting a generous lot over 700m2. Positioned half way between Bunnings and the CBD, just 5 minutes' drive either way. You'll be within close proximity for weekend DIY projects and within walking distance to The Settlers Inn and convenience stores.

Not just a generous sized block but a good size garage and plenty of additional storage, under the house is all concreted and ready to store all of the family toys as well as Dads home brew.

The great Australian dream of owning your own home is becoming harder to achieve, with market growth of over 20% in the past 12 months in Port Macquarie. Seasoned investors will see this property as an opportunity and not for hard work. But lets be honest, its tidy, offers convenient location and any works desired are cosmetic. The sellers have taken this into consideration and any improvements you do are going to add value immediately.

Growing up in this estate is something to remember. Bike tracks, parks, heaps of lane ways to shortcut to your friend's house and lots of bush tracks to explore. The kids won't have to go too far at all on the weekends.

- Neat, tidy and conveniently located
- Generous 727 m2 block
- Under house storage in addition to garage
- Off street caravan or boat opportunity
- Just 5 minutes drive to the CBD
- Building & pest inspection available

Rental return - approx. \$450 per week in its current condition or \$550 per week if renovated

Listed By

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