



3/29 Denham Street Port Macquarie, NSW

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### Single-level renovated villa, North to rear, close to CBD

Discover the perfect blend of convenience and comfort with this beautifully renovated single-level villa, ideally situated just minutes from the CBD. This charming home features three spacious bedrooms, a modern bathroom, and a single lock-up garage for your convenience. The open-plan living area flows seamlessly into a covered outdoor entertaining space, perfect for hosting friends and family year-round with North facing aspect to take in an abundance of natural light. With a manageable small yard, you can enjoy a low-maintenance lifestyle while still having room for outdoor activities.

- Single-level villa: Enjoy easy accessibility and low maintenance.
- Positioned at rear of small complex; tranquil and private.
- Renovated interiors: Move in and start living with modern finishes and updates.
- Three spacious bedrooms: Plenty of room for family or guests.
- Modern bathroom and separate laundry: Stylish and functional.
- Single lock-up garage: Secure parking and extra storage area.
- Covered outdoor entertaining area: Perfect for year-round gatherings.

**Price:** \$565,000  
**Council Rates:** \$2,500.00/year (approx)  
**Strata Rates:** \$733.75 p/q



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Internal Living: 77 sqm  
External Living: 52 sqm



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.