



FOR SALE

DUAL ACCESS - HUGE 5 BEDROOM HOME IN TOWN LOCATION!

This huge solid weatherboard home is full of character and charm, and would be perfect for "The Brady Bunch" or large family looking for practical space for everyone. It also has the potential for a granny flat (stca) to be developed at the rear. It has easy access to the rear yard via West Street and sits in a premier position, just moments from schools, parks and Settlement City Shopping Centre, and within easy reach of beaches and restaurants.

The beauty of this delightful home lies in the family-focused layout that delivers a ton of outdoor space to enjoy, including an enclosed sunroom that is positioned so you can sit and relax while you watch over the kids as they play on the fully enclosed yard.

- The kitchen and dining area is spacious and bright, with plenty of cupboard and bench space, and features a all in one cooktop oven, rangehood, high ceilings, and an easy-flow layout that connects with the enclosed sunroom at the rear.
- Solid constructed home with beautiful timber floors, decorative cornicing, sash windows and central living spaces.
- Five generous bedrooms all filled with natural light plus a study.
- The main bathroom features a bath with overhead shower, as well as a modern vanity and lined with timber panels, the combined laundry/second bathroom includes toilet and shower.
- The backyard has easy vehicle access via double gates perfect for a boat or caravan and also includes a single lockup garage covered double carport, and level lawn area.
- Great opportunity to build a granny flat at rear (STCA) or knock down existing house and build townhouses or villas (STCA) block size is 664m2.
- Rent potential \$465-\$470 per week
- Council rates \$2400 approx.

The position of this family home is the attraction as it is centrally located to town and only 50 metres to the local Clifton Shopping Centre which includes a newsagency, general store, butcher, Doctors surgery, pharmacy, take away, hairdressers and florist. Schools and parks are within close proximity, as is major shopping centres, beaches and restaurants.

5 BED | 2 BATH | 3 CAR

PRICE:
\$479,950

OPEN FOR INSPECTION:
N/A



Jenny - OLD Magill
0490403052

jennymagill@atrealty.com.au
jennymagill.com.au



42 Hastings River Drive, Port Macquarie

INTERNAL : 151.3m²
GARAGE : 16.4m²
CARPORT : 23.2m²

DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.