



**SOLD**

## QUALITY PROPERTY AT THE RIGHT PRICE

Charming 3 bedroom home offering families, first home buyers, investors a wonderful opportunity.

This home provides a single lock up garage with internal access to the home.

There is a bathroom inside and another bathroom located outside in the laundry area very conveniently placed near the back garden.

The back garden is spacious and relatively flat, and offers a fantastic place for kids to play surrounded by fencing, or for someone with a green thumb to add fruit trees or a vegetable patch.

The bedrooms are positioned well at one end of the home.

The bathroom offers benchtop space for two

Outside there is a bbq area already built.

The kitchen looks to the back garden and is ideal for entertaining with open plan proximity to the living areas.

We recommend you visit the Open Home or call Craig Alexander for a private viewing.

WE WILL BE ADHERING TO STRICT OPEN FOR INSPECTION GUIDELINES, INCLUDING; REFUSAL OF ENTRY TO ANYONE WHO HAS RECENTLY BEEN IN A LISTED COVID19 HOTSPOT, THE REQUIREMENT OF PHOTO ID AND FULL CONTACT DETAILS OF ALL ADULT ATTENDEES, APPROPRIATE HYGIENE AND SOCIAL DISTANCING MEASURES, ALONG WITH THE SUPPLY OF HAND SANITISER AND ENSURING NO TOUCHING OF ANY SURFACES DURING THE INSPECTION. WE THANK EVERYONE FOR THEIR UNDERSTANDING

Disclaimer : FX Consultants Pty Ltd and its Directors and employees provide information based on information given to us, or our best knowledge. However this information provided may be inaccurate, or may omit detail, or may simply be incorrect. Therefore any prospective person should make their own checks, their own enquiries and confirm for themselves all and any information regarding this property, whether stated here or not stated, and therefore FX Consultants Pty Ltd denies any liability in relation to information provided. We recommend all buyers seek their own legal, strata (if required), financial and accounting advice. While we try to produce an accurate floorplan please note the floorplan is a guide only and should not be relied upon, and should be corrected and confirmed by a purchaser. The buyer needs to verify all details for the floorplan, and undertake their own measurements for accuracy and correctness.

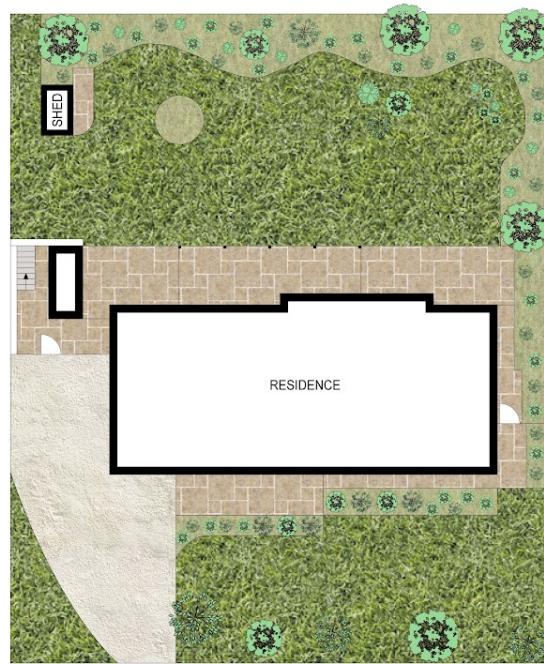
**3 BED | 2 BATH | 1 CAR**

**PRICE:**  
**\$580,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Craig Alexander**  
**0432718338**  
craigalexander@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



SITE PLAN

Disclaimer : FX Consultants Pty Ltd and its Directors and employees provide information based on information given to us, or our best knowledge. However this information provided may be inaccurate, or may omit detail, or may simply be incorrect. Therefore any prospective person should make their own checks, their own enquiries and confirm for themselves all and any information regarding this property, whether stated here or not stated, and therefore Sell 1st Real Estate denies any liability in relation to information provided.

77 Clifton Drive, Port Macquarie

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.