



**SOLD**

## HIGHSET AND FAMILY FRIENDLY IN THE HASTINGS!

Ideally positioned on the high side of Moruya Drive, this immaculately presented single level brick home is ready and waiting for a new family to create their own memories here.

Ready to move in immediately, this lovely property presents the perfect opportunity for young families and first home buyers to enter the Port Macquarie market, and offers plenty of potential to update, renovate or extend (STCA).

- Practical floorplan offering ideal separation between living spaces and bedrooms
- Light-filled living with large windows, practical flooring and ceiling fans
- Good-sized updated kitchen with gas cooktop, dishwasher, plenty of storage and adjoining dining
- Generous master bedroom plus two other bedrooms, all with ceiling fans, and two with built-in robes
- Neat and tidy modern family bathroom with separate WC
- Oversized separate laundry at rear of garage and direct external access to the backyard
- Outdoor entertaining area surrounded by established gardens and lots of lawn area for kids and pets to play
- Workshop space under house
- Side access wide enough to store a box trailer or camper

Quiet and family-friendly Hastings's area is a winner with families, offering a relaxed and convenient location for family life. Waniora Shopping Village is within walking distance and offers a grocery store, butchers, hair and beauty salon, BWS Liquor store and other speciality shops. Transport and schools are easily accessed, and Hastings Public School is literally around the corner and within easy walking distance.

### RATES/SIZE:

Council rates: Approx \$679 pq

Land Size: Approx 647 sqm

Rent potential: \$490 - \$510 per week

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

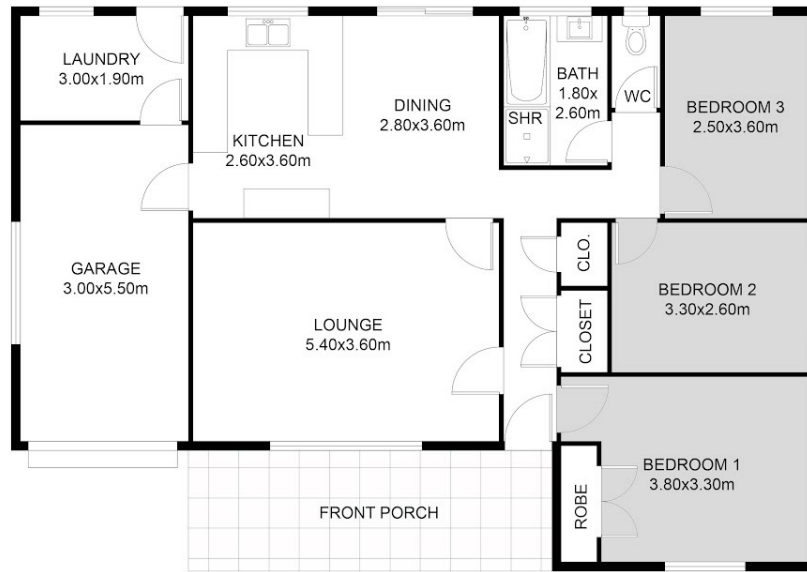
**PRICE:**  
\$780,000

**OPEN FOR INSPECTION:**  
N/A



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FLOOR PLAN

House: 115m<sup>2</sup>  
Land: 647m<sup>2</sup>

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
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All enquiries must be directed to the agent, vendor or party representing this floor plan.

82 Moruya 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.