



SOLD

DUAL ACCESS – ORIGINAL SOLID HOME IN TOWN LOCATION (PRICE GUIDE \$550,000 TO \$605,000)

This solid weatherboard home is full of character and charm and would be perfect for first home buyers or investors. 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.

This delightful home provides a functional layout, generous sized bedrooms and internal garage access. With plenty of outdoor space to enjoy, including two covered patios while you sit and relax watching over the kids or pets as they play in the fully enclosed yard. The house has good solid bones and is waiting for the new owner to give it a complete makeover.

- The living and kitchen areas are spacious and bright, with ample cupboard and bench space.
- North facing solid constructed home with beautiful timber floors waiting to be exposed.
- Three generously sized bedrooms all with built in robes.
- The main bathroom features a bath, separate shower and vanity with a separate toilet.
- The backyard has easy vehicle access via double gates perfect for a boat or caravan.
- There is a single lockup garage with internal access.
- Huge renovation potential
- Rent potential \$450-\$470 per week
- Council rates \$2200 approx.
- Pest & Building reports available

The position is the attraction as it is centrally located to town and only 100 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.

Expressions of Interest close on Saturday 28th May 2022 at 3pm. All offers will be considered prior to the end of the EOI period and the vendor has the right to accept an offer prior to the close of the EOI.

3 BED | 1 BATH | 1 CAR

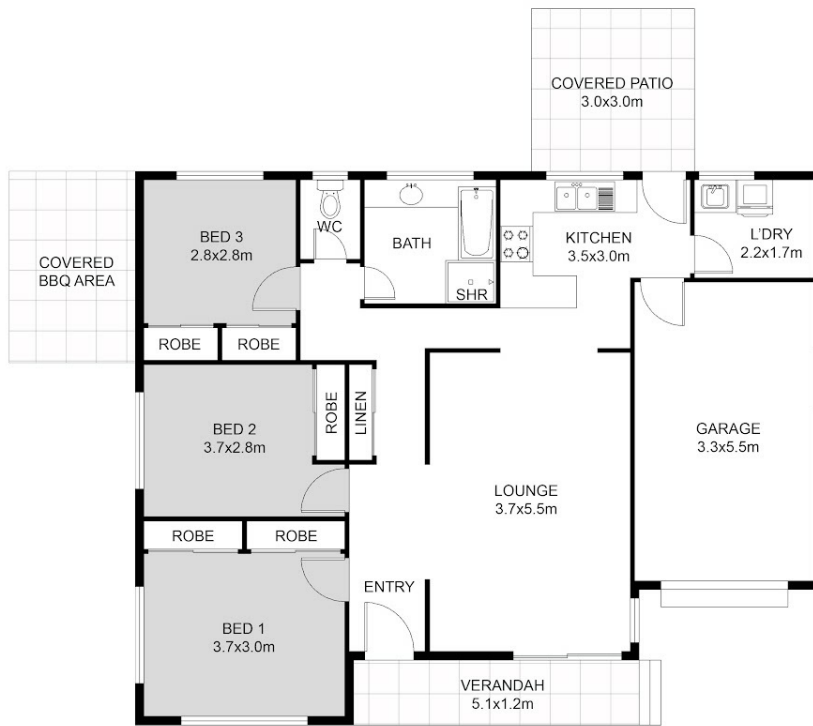
PRICE:
\$555,000

OPEN FOR INSPECTION:
N/A



Jenny - OLD Magill
0490403052

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



FLOOR PLAN

Floor area: 110 sq.m.

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. @realty gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



24 Hastings River 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.